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reality



### 18 Shelly Beach Road Koonya TAS

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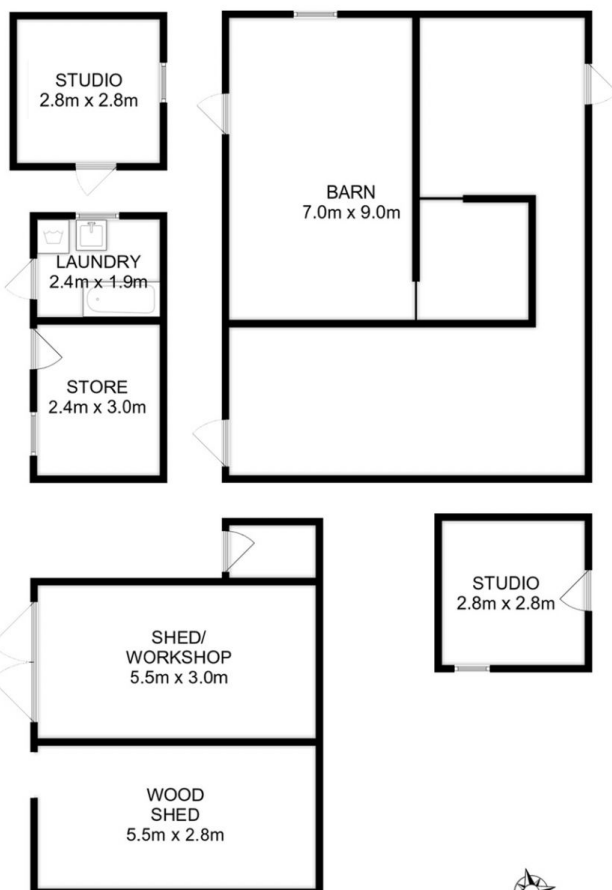
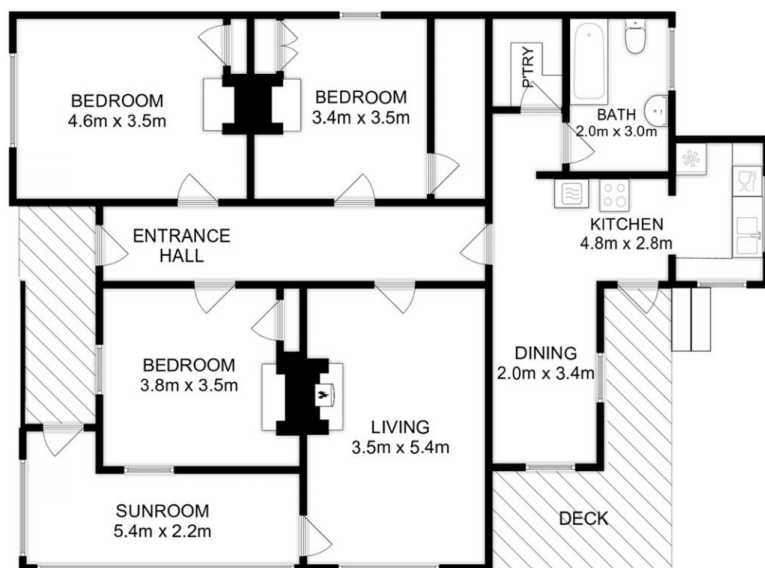
Situated on 2.985ha of beautiful pastoral land this 1910 home has many original period features and enjoys water views over Norfolk Bay. If only the floorboards could talk and tell the tales of over a century of comings and goings. The north facing sunroom will become a favourite space for reading or keeping houseplants drenched in sunlight. The understated fireplaces in the generous lounge room and three bedrooms creates ambiance and warmth for all the family.

Thoughtfully the kitchen and bathroom have been updated to blend with original. The cooks kitchen has a Nectre wood fire oven and stove top, additional Westinghouse freestanding stove, Aeg dishwasher, LG fridge and microwave, double sink and walk-in pantry. The bathroom has a lovely full bath for soaking tired muscles or giving the kids water-play before bedtime. New pure wool carpet has

**Building Size** : 122 sqm  
**Land Size** : 2.985 ha  
**View** : <https://www.katestoreyrealty.com.au/sale/tas/hobart-southern/koonya/residential/house/7040888>



**Niahn Palmer**  
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Total Approx. Floor Area : 130 sqm  
 Total Approx. Outbuilding Area : 125 sqm

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com