

10 Mary Street, North Hobart, Tas 7000

PETERSWALD
for property

Sold House

Thursday, 9 November 2023

10 Mary Street, North Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 572 m2

Type: House



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\$2,050,000

Occupying a tightly held position within North Hobart, set back from the street with sweeping views stretching out across Hobart's cityscape to the River Derwent, sits a deceptively spacious, contemporary home filled with unique style, luxury, and comfort. This exquisite residence celebrates stunning décor with exposed sandstone, rich timber, and polished concrete flooring, along with statement colours that complement its leafy, suburban surrounds. Extensive double glazing allows for an abundance of natural light and warmth. Conceived around a passive solar, highly energy efficient design brief which maximised energy efficiency and comfort, the design was allowed to develop even more so as to enhance living space and contemporary liveability. The entrance level features two sumptuous lounge areas, bookending the kitchen and dining space. The mid-floor has two balconies, one spilling out from the rear living space, bathing in sun while protected by tall trees. From the dining area, indoors extends out to the sheltered terrace via bi-fold doors, where the spectacular Hobart views are best enjoyed over a coffee or glass of wine. The generous kitchen forms the heart of the home, and comes fully equipped with premium appliances, including a Smeg oven with five-burner gas stove and rangehood, and an Ariston dishwasher, ample storage within quality cabinetry, and beautiful glossy timber benchtops. Comfortable accommodation is comprised of three, or possibly four generous bedrooms, with plenty of built-in wardrobes. The master is located on the third floor, and enjoys stunning, far-reaching views and plenty of sun. The remaining bedrooms occupy the lower level. At the entrance to one of the lower-level bedrooms, a sunken lounge room can be found, offering the perfect parents' or teenage retreat or guest accommodation with a nearby entry door direct to this level via the sheltered patio. A simple modification, designed into the original plans, will see this space turned into an easy fourth bedroom with minimal fuss. Upstairs, there's also space for a home office, or study, with a custom-built timber desk at the top of the staircase. The home is extremely well serviced across each level. The top floor bathroom features a shower, vanity, and a toilet, with heated towel racks. Downstairs, the luxurious space comes complete with a deluxe spa bath with shower, and a vanity. A relaxing sauna with separate shower sits adjacent to the downstairs bathroom. There's also a separate toilet on this level, and a powder room on the entrance floor. The laundry is located on the bottom floor, along with plentiful storage nearby. This truly unique property has been meticulously designed to accommodate superb luxury and comfort, with Argon gas-filled double glazing, and multi-zone hydronic and in-slab underfloor heating throughout. Outside, the grounds have been fastidiously maintained to provide a suburban garden oasis. An age-old oak tree presides over the home, shading a lawn area with play equipment for the kids. Paved pathways lead to a side patio and the back gardens, shrouded in privacy with hedges and established greenery. Each outdoor entertaining space can be enjoyed in complete seclusion thanks to the property's private position within the quiet street. A large garage can be accessed directly from the street, with stairs leading to the home's entrance through the front garden. There's also off-street parking for a further two vehicles within the gated driveway. Security is assured with digital pin code access to the front door. Ideally located on the city's fringe, within walking distance to the vibrant North Hobart culture strip with restaurants, cafes, speciality stores, and within close proximity to the CBD, this remarkable home is an urban family retreat filled with the utmost comfort in a highly sought-after North Hobart position.