

10 Panoramic Drive, Kingston, Tas 7050

Raine&Horne.

Sold House

Monday, 14 August 2023

10 Panoramic Drive, Kingston, Tas 7050

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 450 m2

Type: House



Susan Kay

0362291034

Contact agent

The current owners of this modern home in Kingston have taken advantage of the spacious gallery-like ambience of the property to feature their art collection as well as their own original art work. Set over two floors the property enjoys a high degree of privacy and isolation from neighbours whilst at the same time retaining a connection to the distant landscape through clever architectural design. The result is a polished and sophisticated space which is both a haven as well as a home with its arms open wide to welcome guests. The imposing street facade is softened with plantings of natives which edge the pathway to the impressive Corten steel faced front door. Once inside, an entrance hallway gives internal and convenient access to the double car garage on the left whilst to the right is the home office or study, which the current owners use as their art studio. On from the entrance hallway you walk into an impressive open-plan living space comprising lounge, dining area and fabulous kitchen. This space is brilliantly defined through the use of immaculate plastering and surface finishes, with the honed concrete floor adding an exciting dimension and depth. The lounge is a calming space with a subdued connection to the outside but lit perfectly with a skylight and thoughtfully designed interior lighting. Wool carpeting in this area adds to the sense of comfortable luxury. The dining area and kitchen flow seamlessly from the lounge, and architectural features such as the staircase to the first floor and the entrance to the utility room are enhanced with flourishes that are both understated yet perfectly executed. The kitchen features a breakfast bar, walk-in pantry and all of the contemporary essentials necessary for a busy household as well as for easy entertaining. Fittings include AEG appliances; dishwasher, induction cooktop, rangehood and oven. The dining area, although in the same space as the staircase, suffers nothing from its proximity and in fact feels somehow defined and enhanced by the glass balustrade which is almost a work of art in itself. The dining area's stacker sliding doors and kitchen windows are all fitted with privacy glass adding to this area's sense of safe enclosure from neighbouring properties whilst still retaining an open feel. The sliding doors open from the dining area to give access to the outdoor alfresco and the rear low-maintenance fully fenced garden. This has been planted with easy care natives. A sandstone outcrop provides visual appeal to the garden and creates a nice contrast between the sophistication of the home and rawness of the natural landscape. A garden shed and raised vegetable planters complete this area. From the dining area an intriguing doorway leads into a cleverly designed utility room with laundry services as well as a powder room which has an additional doorway leading into the garage. Heading upstairs you can't help but notice the gorgeously finished Tasmanian oak timberwork of the stairs themselves and you will enjoy the marvellous sense of elevation accentuated by the high ceiling of the stairwell. This is another perfect space to feature your own art collection. On the first floor you are greeted by a landing, at one end of which are two good sized bedrooms and a family bathroom. Both bedrooms have built-in storage as well as a built-in desk. The bathroom has a full sized bath, double bowl vanity, heated towel rail and walk-in shower with an adjacent toilet. At the other end of the first floor landing is the master suite. This features a separate lounge area with a semi-enclosed balcony accessed through a sliding door, cleverly designed to offer an extremely private all-weather outdoor sitting area. The generously proportioned bedroom has its own walk-in robe as well as spacious ensuite, which features a shower, heated towel rail, double bowl vanity and toilet. One of the main features of the property and one that is not immediately apparent is the fully ducted reverse-cycle heating and cooling system installed throughout the home. This system combined with the highly efficient insulation of the home results in an extremely comfortable adjustable ambient temperature throughout the property. The home also benefits from the inclusion of Luxaflex honeycomb blinds which provide an extra layer of insulation to the windows. Additional features of the home include heat pump hot water system, internal network cabling for NBN in place, USB ports in most rooms and wiring in place for a future security system. This is an extremely attractive property and even with its post-modernity characteristics has a warmth and charm all of its own. Panoramic Drive is aptly named because of the breathtaking views over to kunanyi / Mt Wellington and the street is filled with interesting architectural design. The home is conveniently located to local schools as well as the attractions and services of Kingston which include health services, restaurants, shopping centres, supermarkets, places of worship, parks, walking tracks, sporting facilities, the lovely Kingston Beach golf course and beautiful beachfront. Hobart is only 25 minutes away by car, making it an easy commute for city based workers. Public transport is well catered for with regular local bus services as well as into Hobart and further south. This beautiful home is highly recommended for those seeking an elegant, easy care, low maintenance property in a popular suburb.