

# 13 Hamelheath Way, Newstead, Tas 7250

## Other For Sale

Tuesday, 2 April 2024

13 Hamelheath Way, Newstead, Tas 7250

**Bedrooms: 4**

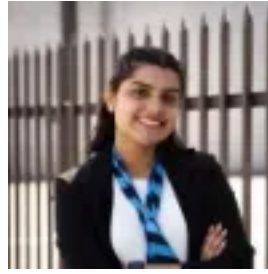
**Bathrooms: 3**

**Parkings: 6**

**Type: Other**



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
0363379700

## Best Offer Over \$2,000,000

Experience luxury living at its finest with this immaculate high-end property boasting an impressive 451 sqm architecturally designed contemporary home. Step through the automatic front gates into a secure 1876 sqm professionally landscaped oasis, offering all-day sun and stunning views over Newstead to the hills beyond. Relax by the 10m inground solar-heated Ozone pool, surrounded by resort-like tranquility. This home is equipped with a 24-panel solar power system, double-glazed windows and is fully insulated for maximum energy efficiency. With four double bedrooms, an office and a separate formal lounge, there's ample space for families. The master suite features an extensive walk-in robe and a stunning ensuite. Enjoy open-plan living in the spacious kitchen/dining/family area with extensive glazing, high ceilings and top-of-the-line Miele appliances. Quality fittings and fixtures abound, including stone benchtops and electric duplex blinds. Additional features include reverse cycle ducted air conditioning, a remote-controlled electric fire and a fabulous wrap-around deck with city and hillside views. With private courtyards, established gardens and a double remote-controlled garage, this property offers the ultimate in convenience and comfort. Located just minutes from shops, schools, and Launceston's CBD, this is the epitome of luxurious living in Tasmania. Don't miss your chance to make this dream home yours today!

**Key Features:**

- Impressive 451 sqm architecturally designed contemporary 2014 home
- Automatic front gates and secure 1876 sqm (almost 1/2 acre) professionally landscaped block
- North facing with all day sun and views over Newstead to the hills beyond
- Stunning 10m inground solar heated Ozone pool with surrounds rivalling a resort
- 24 Panel solar power system, double glazed & fully insulated
- Enormous storage/workshop space underneath with room for home gym etc
- Stunning entry void featuring glass balustrading and extensive glazing (room and support for lift)
- Open and spacious plan kitchen/dining/family area features high ceilings and plenty of sunshine
- Gorgeous kitchen features stone benchtops, Miele appliances plus a Bosch double door fridge
- Separate formal lounge - great for families
- Four double bedrooms & office - all with purpose-built storage solutions
- Master bedroom suite offers an extensive walk-in robe & stunning ensuite
- Highest quality fittings & fixtures throughout, including stone benchtops in the kitchen & bathrooms, electric duplex blinds
- Three bathrooms with floor heating in total plus a powder room, conveniently located off the living area
- Reverse cycle ducted air conditioning, remote controlled electric fire for ambiance
- Fabulous wrap around deck with city and hillside views
- Private courtyards and established gardens offer a choice of outdoor areas to enjoy
- Double remote-controlled garage with internal access, off street parking
- Automatic watering system, security alarm system
- Only 3-minute drive to shops, supermarket & eateries in Newstead
- Close to private & public schools and all city conveniences
- 7 Minutes to Launceston's CBD and 14 minutes to Launceston Airport

Contact Jeremy Wilkinson or Nav Kaur for your inspection.

Rental estimate: Up to \$1,000 pw  
House size: 409 sqm  
Garage size: 42 sqm  
Workshop/storage/home gym size: 60 sqm  
Deck size: 60 sqm  
Land size: 1876 sqm  
Built: 2014  
Council rates: \$4,052  
Council: Launceston  
Council Zoning: General Residential\*\*

Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*