

15 Pulchella Drive, Tolmans Hill, Tas 7007

PETERSWALD
for property

House For Sale

Friday, 19 April 2024

15 Pulchella Drive, Tolmans Hill, Tas 7007

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 870 m2

Type: House



Kim Morgan
0408297440



Eunice Ware
0402200687

\$1,195,000+ price range

Nestled within a peaceful cul-de-sac, encased by picturesque bushland surrounds, sits a remarkable home, where luxurious interiors seamlessly meld with expansive outdoor areas, offering a superb setting for comfortable family living in Tolmans Hill. Designed to offer a contemporary family retreat, this generous home spans two levels, where no expense has been spared to uplift and improve upon liveability. Over recent times, extensive upgrades have been carried out, including professionally polished timber flooring, new carpets, and complete repainting of both interiors and the property's exterior. Futureproofed for modern and sustainable living, the residence boasts one of the largest renewable energy installations in Southern Tasmania, with a rooftop array of 20kw solar panels, along with 3-phase power, and a Tesla Powerwall 2, creating an in-credit electricity system, with very little, if any, outgoing costs. Sumptuous living space on the ground-level bathes in abundant sunshine, with the semi-open-plan lounge and dining emanating warmth and comfort. A secondary living areas is located on the lower-ground-level in the form of a large rumpus room. A gourmet kitchen comes fully equipped with premium, European appliances, including Meile microwave and steamer ovens, and a new AEG induction cooktop, and fan-forced oven, Fisher & Paykel fridge-freezer, and AEG lift-basket model dishwasher. The culinary space also features ample storage within quality, upgraded cabinetry, and solid countertops, including a central island bench. Four generous bedrooms make up the accommodation, two on each level. All bedrooms come complete with built-in wardrobes, and the spacious master also features a walk-in dressing room, and a luxurious en-suite designed for two, with a spa, shower, twin-sink vanity, and a toilet. The home is well-serviced with two further bathrooms, one on each floor, each containing a shower, vanity, and a toilet. The toilets throughout the home have been recently replaced. The large laundry has also enjoyed recent upgrades, with new cupboards. Entertaining is a true delight amid the lush, native surrounds, with numerous sun-drenched spaces to host family and friends, each extending from the living areas. The extensive grounds feature an abundance of produce throughout, with a powered and watered greenhouse, and multiple vegetable beds. Further futureproofing upgrades include the replacement of all light fittings, upgraded electrical system with a new switchboard, extensive security with eleven CCTV cameras, monitored by an external security firm, and hard-wired, 24/7-monitored smoke alarms. The home is equipped for a large home office operation, with high-speed NBN, and WIFI transmitters throughout. Hot water cylinders have also been upgraded with new stainless steel models, and the roof has been repaired and resealed. Bushfire measures have also been installed, with multiple water tanks, and a roof-top sprinkler system, another sprinkler around the back fencing, and a fire hose reel. The system is able to be supported by, and set-up to equip the use of a generator. A large workshop facility with storage has been developed beneath the house, adding significant storage and functional space, with concrete flooring, and full electricals. The garage, with internal access, provides secure housing for multiple vehicles, with additional off-street parking within the driveway. Ideally located to enjoy peace and privacy, while being mere minutes from the amenities and services of neighbouring suburbs, designed to create a sustainable and future-orientated haven for decades to come, this impressive property in Tolmans Hill offers a superior level of luxury and enhanced liveability in a highly sought-after location.