

**155 Blessington Street, South Arm, Tas 7022**



**House For Sale**

Monday, 3 June 2024

155 Blessington Street, South Arm, Tas 7022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 814 m2**

**Type: House**



David McLeod  
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Daniel ten Broeke  
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## Expressions of Interest closing 11th June

Set just metres from the shore of the Derwent River, this modern 2024-built masterpiece encapsulates high-end finishes, quality design and craftsmanship, and offers the ultimate in passive solar, low maintenance sea-side living in tranquil South Arm. Designed by a national award-winning Designer and master built by a Master Builder, the home is as practical as it is jaw-dropping. From the 8.5 star energy rating, to the polished concrete floors with hydronic heating, to the custom stone fireplace, and the large swim spa, the home epitomises luxury living with some of the most spectacular, peaceful and private water views imaginable. The home boasts an open plan living space with large, double-glazed thermally broken windows perfectly framing the ever-changing vista. Living zones are separated by an incredible custom-built stone fireplace housing a large double sided wood heater, the living space has a generous lounge with a built-in fish tank and a large dining space, that perfectly flows to the incredible chefs kitchen. Featuring a huge island bench with brazilian quartzite tops, top of the range Miele, Siemens and Qasair appliances, second hotwater cylinder for instant hot water, servery window to the BBQ area and custom lighting, this kitchen is something to behold. Accommodation is provided by three spacious bedrooms with the superb master suite benefitting from large walk-in robe and deluxe ensuite that opens straight out into the swim spa. The other two bedrooms are well proportioned and have large built-in robes. Access to the home is via a large triple-garage, fully lined-out and insulated with a sealed and secure automatic roller door. There is also an EV charging point connected to the 20 panel, 8.5 kw solar system. Both the swim spa and hydronic heating are also connected to the solar system. At the front of the home is the most incredible entertaining area. With an amazing Ziegler and Brown BBQ kitchen at one end and a quality swim spa at the other, all with removable wind-rated umbrellas providing flexible shelter from sun and rain. This area is absolutely breathtaking. The rest of the grounds are impeccable and feature a sheltered paved area, beautiful retaining walls, custom steel bordered garden beds with established plants and watering system as well as dual water pumps, 30,000L water tanks and a remote filling point for water. Set less than 35 minutes from the CBD of Hobart, this incredible home offers an opportunity not to be missed. South Arm is a terrific community and offers access to beaches, walking tracks, fishing, golf, kayaking, parks, cafes, shops and more. The foreshore at your doorstep and the beach just a minutes walk away, this lifestyle is available to only few but will be the envy of many.

- High-end solar passive 2024-built home just metres from the water
- Amazing private water views from every window
- 8.5 star energy rating with solar panels and Daikin Altherma hydronic heating
- Incredible polished concrete floors and custom stone, double-sided fire place
- Top of the line kitchen with quality appliances, great bench space and lighting
- Huge outdoor entertaining areas with removable wind-rated umbrellas, outdoor kitchen and swim spa
- Master bedroom with huge walk-in robe and sparkling ensuite
- Fully sealed, lined and insulated triple garage with internal access and EV charging point
- Impeccable gardens with established trees, watering system, heaps of parking for boats and cars
- Custom fencing with remote electric gate
- Master built home with steel and hardwood framing
- 30,000L water tanks, two water pumps, remote filling point for water, enviro-cycle onsite waste water treatment system
- Extremely low maintenance