

# 18 Thelma Drive, West Hobart, Tas 7000

PETERSWALD  
for property

## Sold House

Saturday, 12 August 2023

18 Thelma Drive, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 611 m<sup>2</sup>

Type: House

**\$1,750,000**

This incredible property embodies the essence of an entertainer's dream home, seamlessly blending mid-century modern styling with exceptional craftsmanship. Set in a picturesque location, this home boasts a harmonious blend of materials with accents of luxurious Blackwood. Every element of the design is well thought out with attention to detail that sets this property apart. Designed with both comfort and entertainment in mind, the layout of this home provides ample space for everyday living and welcoming family and friends. The transition from indoor to outdoor spaces is fluid, enhancing the overall entertainment experience while capturing expansive views. The kitchen and dining areas feature burnished concrete flooring, not only adding to the aesthetic but also acting as a heat bank, embracing passive solar design principles. Double glazing and ducted heating, complemented by a cozy wood heater, ensure a temperate climate throughout the year, adding to the allure of this entertainer's haven. The lower level is dedicated to the living zone, featuring a well-appointed chef's kitchen with dual ovens, induction cooking, and concealed dishwashers—a true delight for those who enjoy entertaining. The adjoining butler's pantry provides additional storage, prep space, and a discreet second dishwasher, enhancing the seamless flow of entertainment. A drinks cabinet and a private powder room add to the convenience of this level. A carpeted sunken lounge, serves as the ideal retreat for watching the world go by or cozying up by the fire with friends. Every aspect of this property exudes high standards and embraces a mid-century aesthetic. The outdoor entertaining area flows from the kitchen to fully landscaped grounds including spa and outdoor shower, large dining area and slate crazy paving. Sitting on top of the city this is the perfect place to entertain on summer evenings. On the entry level, the generous foyer sets an inviting tone. The entry level, accessible from the parking deck or double internal garage, leads to the luxurious master suite, complete with a walk-in robe and ensuite, basking in abundant sunlight and captivating views as well as two further bedrooms, laundry and spacious family bathroom with walk in shower and luxurious freestanding bath. Centrally located in West Hobart it is within walking distance to the CBD and with great access to a range shops, schools and amenities. Close proximity to Knocklofty Bush Reserve or the Hobart Rivulet Track. - Double glazed & insulated- Wool carpets & burnished concrete- Butler's pantry- Generous master suite- Double garage with internal access- Mid-century styling- Indoor/Outdoor flow- Fully landscaped and fenced Year Built: 2016 Rates: \$3,025 per annum approx Water Rates: \$1,075 per annum approx NBN: Fibre to the premises Heating: Ducted air conditioning + wood heater #thedifference