

**19 Restdown Drive, Otago, Tas 7017**



**Sold House**

Saturday, 12 August 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



Andrew Henry

## Contact agent

This stunning waterfront home with its wrap around verandah, sitting elegantly on a gently sloped property that admires sweeping uninterrupted views across the Derwent River, beyond to MONA, and framed by Mount Wellington/kunanyi gives the owner the opportunity to derive an income from a separate 138sqm dwelling which comes fully furnished and has been running as a successful Visitor Accommodation with long term clientele for the past 20 years. Comprising of a conjoined bungalow and cottage. As your eyes indulge in the stunning scene before you, it immediately becomes apparent that this home is truly special. To really appreciate this enchanting location, you are invited to meander the water's edge which is just a short stroll from your doorstep. The perfect spot to unwind and enjoy the unobstructed and serene riverscape before you. Enhancing its allure, this breathtaking property also offers it may also make the perfect guest retreat or accommodation for multiple family members. The impressive façade of the residence invites you into the grand formal entryway which exudes sophistication with its timeless polished Blackwood floors and 2.7m ceiling heights, complemented by a stunning ceiling rose and decorative archway to create a wonderful first impression that sets the tone for the rest of the home. As you explore the 3 levels you will discover that it provides substantial space for the entire family with its 5 bedrooms and open plan living space, combining contemporary design with traditional comfort. Exceptional craftsmanship and design detail is apparent throughout the residence, particularly with the use of celery top pine windows and Blackwood flooring with elegant brass hardware that grace the home with an abundance of natural light and provide the perfect decorative outlook for the picturesque views the home provides. Each of the luxuriously appointed bathrooms, ensuite, and laundry feature beautiful marble tiles, underfloor heating, and stone bench tops. The main bathroom has a claw foot bath which makes a delightful addition and reference to the design era of the home. Entering into the formal living room you will be warmed by the newly installed wood heater nestled in the refined fireplace, a welcoming spot to sit and relax, or venture onto the expansive verandah through multiple French doors to further enjoy the panoramic water views. Continuing through to the connecting open plan living space, the stylish white kitchen is positioned to look out over the sprawling property and wraps around to create a spacious and functional design, boasting stone bench tops, European appliances, and an abundance of storage. The open plan space sets the stage for the family to spend time together while enjoying the peaceful surroundings. As you venture up the Blackwood staircase you will find the serene master bedroom with its own private tiled balcony overlooking the grounds, a beautiful spot to take in the breathtaking views, and the perfect setting to wake up to each morning. A decorative fireplace is a lovely feature of the room and is complimented by the same timber accents as the rest of the home. As you explore this space you will find an impressive walk in robe and a generous ensuite completing the relaxing retreat. Descending the stairs to the lower floor you will be delighted to discover the decadent tiled games room with a plethora of space for even the most astute buyer to appreciate, adding to the appeal is the spectacular views from the bay window, whilst being comfortably warmed by the additional wood heater. This space is a true gem and flows effortlessly into the spacious single car garage, complete with a motorised door and room for extra storage and workbenches. A cleverly designed deck with a glass balustrade extending from the side verandah in close proximity to the kitchen, presents as an ideal alfresco area with its additional lighting options to sit and relax and take in the tranquil waterfront vista day or night. Additional highlights of this property include:

- Expansive 406.9m<sup>2</sup> combined dwelling space
- 1 hectare (approximately 2.5 acres) of low maintenance manicured gardens and expansive lawn
- Perfectly positioned to enjoy observing local wildlife such as swans, wallabies, and kangaroos
- Separate fully lined two car garage and workshop with power and motorised panel lift door
- celery top pine windows, external doors, and verandah

The prestigious home has been immaculately maintained inside and out and there absolutely is nothing to do except move in and enjoy. Positioned on a completely peaceful and private allotment, the property is uniquely located within easy access to local shops, schools, and services of both the Eastern shore and the Hobart CBD being just a scenic 20 minute drive away. Properties of this calibre with so many opportunities are a rare find, to view this impeccably presented waterfront home, be sure to act quickly and book an inspection. Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.