

# 2-4 Kootara Place, Trevallyn, Tas 7250



## House For Sale

Wednesday, 28 February 2024

2-4 Kootara Place, Trevallyn, Tas 7250

**Bedrooms: 5**

**Bathrooms: 2**

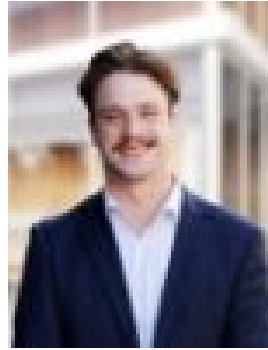
**Parkings: 3**

**Area: 1022 m2**

**Type: House**



David Parry  
0488123410



Brad Ball  
0499559045

## Offers Over \$1,295,000

Nestled majestically on an elevated corner block, 2-4 Kootara Place, Trevallyn, presents an unparalleled opportunity to embrace the epitome of luxurious family living. This expansive residence offers an impressive fusion of contemporary design and timeless elegance, boasting breathtaking panoramic vistas stretching across the serene Tamar River, the vibrant cityscape, and the picturesque surrounding mountains. Step inside and be greeted by the grandeur of this magnificent abode, where space and sophistication seamlessly intertwine. With five generously proportioned bedrooms and two meticulously appointed bathrooms, including an additional toilet and basin downstairs with the provisions to develop into a third bathroom. A sumptuous main bedroom retreat, complete with an opulent ensuite, built-in robe, and private balcony access, every aspect of comfort and convenience has been meticulously considered. The bathrooms are further enhanced by the inclusion of floor heating, ensuring warmth and comfort in the cooler months. The allure of this home extends beyond its spacious bedrooms, with each element crafted to provide an unparalleled living experience. Bedrooms 2 and 3 feature walk-in robes, offering ample storage solutions, while bedroom 4 is adorned with a built-in robe, ensuring versatility and practicality. Downstairs, a sprawling recreation room offers endless possibilities for leisure and entertainment, complemented by an additional bedroom and a convenient storeroom with an adjoining toilet and basin, providing the perfect space for guests or extended family members. Ascending the staircase, you'll be greeted by an additional study, offering a secluded sanctuary for work or relaxation. The upper level seamlessly transitions into an expansive open-plan living area, where a gourmet kitchen, equipped with premium appliances and sleek cabinetry, flows effortlessly into a spacious dining area. This space is elevated by the inclusion of electric blinds, providing privacy and ambiance with the touch of a button, and a Bose sound system in the kitchen, dining, and living room area, ensuring a rich auditory experience. From here, step out onto the expansive deck, where alfresco dining and entertaining become a seamless affair against the backdrop of unparalleled city, river, and mountain views. The living room beckons with its panoramic windows, offering an idyllic space to unwind and soak in the mesmerising vistas that stretch before you. The thoughtful design continues with practical features such as a double car garage, a single car carport, and ample off-street parking, ensuring convenience for the modern family. Enhancing both the environmental and economic sustainability of this home includes a 12-kilowatt solar system adorning the roof, providing efficient energy solutions and reducing the carbon footprint. The home's comfort is further amplified by a ducted Daiken central reverse cycle heating/cooling system, ensuring the perfect temperature year-round. Additional inclusions for the home include a built-in sideboard, as shown in the dining room image and the built-in bookshelf as shown in the image of the hall/stairwell. For added security the property features a quality alarm system. Outside, the meticulously landscaped gardens and lush lawn space create a serene oasis, inviting residents to immerse themselves in the tranquillity of their surroundings. Located within the highly sought-after suburb of Trevallyn, this prestigious residence offers the perfect fusion of luxury, comfort, and convenience. Just moments from the bustling heart of Launceston CBD and within close proximity to Trevallyn Primary School, enjoy the unparalleled lifestyle that this exclusive address affords. Indulge in the warmth, comfort, and quality of life that awaits within the walls of 2-4 Kootara Place. Don't miss the opportunity to make this exceptional property your forever home - schedule a private viewing today and experience the epitome of refined living firsthand. EOI closing 21st of March at 12:30pm unless sold prior.\*We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigation.