

2 Pulchella Drive, Tolmans Hill, Tas 7007



Sold House

Saturday, 12 August 2023

2 Pulchella Drive, Tolmans Hill, Tas 7007

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 807 m2

Type: House



David McLeod
0438443658



Daniel ten Broeke
0408241814

\$1,600,000

Located in a quiet cul-de-sac and boasting spectacular views over the River Derwent and beyond. Surrounded by nature, move in, relax and enjoy your own private oasis. This architecturally designed home split over three levels has plenty to offer including views, convenience, ample accommodation and bathrooms, a modern kitchen and storage throughout. This is an absolutely stunning home. The contemporary kitchen located in the heart of the home features high end appliances, stone benchtops, gas cooking and an abundance of storage space. The large island bench provides additional seating that flows into the dining area, a light filled space that opens out to one of many outdoor entertaining areas. The living room has luxurious high ceilings, large windows that allow natural light to stream and offers a spectacular outlook, the space has large sliding doors that stack to allow the outdoor entertaining areas to flow into and through the home. Accommodation is split across two levels, upstairs, the master bedroom boasts extensive built-in robes with large, mirrored doors, a sleek ensuite and stunning views of the Derwent, Sandy Bay and surrounds. Two additional generously sized bedrooms both with built in robes are serviced by a modern bathroom and share spectacular views. A fourth bedroom downstairs has a large sliding door to the front balcony and built-in's. There is a smaller fifth bedroom or home office/study also with access to the balcony and cupboards for storage. Serviced by the family bathroom with bath, shower, vanity, and toilet. The laundry is hidden and spacious, with ample storage space and modern appeal. Occupying the third level is a home theatre complete with projector and screen. This large multi-purpose space would be fantastic for a parental or teenagers retreat, gym or playroom. A double garage with remote control door provides internal access to the home and space for a third car or workshop at the rear. The yard is fully fenced and private from neighbouring homes, multiple outdoor entertaining areas that open into the main living area provide great use of the concrete patios and allow for all family and friends to enjoy the stunning home and equally beautiful views over Hobart and beyond. A large flat grass area provides a great space for children and pets alike to play. Situated in beautiful Tolmans Hill, surrounded by nature, private from neighbours and boasting stunning views, this home has all the benefits and less than 10 minutes to the CBD. You will have everything you need at your fingertips, prestigious schools, shopping, cafes and restaurants, doctors, entertainment and much more. This home is truly spectacular.

- Stunning outlook spanning over the River Derwent and beyond
- Designed by renowned architect Mark Drury, built in 2007
- Elegant timber staircase with glass balustrade
- Master bedroom with built-in robes and ensuite
- Spacious kitchen with high end appliances
- Light filled living room with high ceilings and stacking glass doors
- Four large bedrooms with built-ins, a fifth bedroom/study and three modern bathrooms
- Generous rumpus or media room
- Timber floorboards through kitchen, living and dining areas
- Remote control double garage with internal access and workshop
- Multiple outdoor entertaining areas and a large flat grass area for kids and pets
- Less than 10 minutes from the CBD
- Water rates approx. \$1,080pa
- Council rates approx. \$3,444pa