

# 20 Escarpment Drive, St Leonards, Tas 7250

## Sold House

Friday, 20 October 2023

20 Escarpment Drive, St Leonards, Tas 7250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 1 m2**

**Type: House**



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## Contact agent

Nestled within the charming "Drivers Run" semi-rural subdivision, opportunities to own homes in this picturesque locale are rare occurrences. This exceptional architectural residence has been meticulously crafted to offer an abundance of living space, encompassing dining, lounging, and expansive areas complete with polished concrete flooring. These spaces seamlessly extend to the outdoors, embracing the lush landscaped surroundings. Effortlessly hosting gatherings is a pleasure, facilitated by the captivating galley-style kitchen, complete with Miele appliances and ample storage. The kitchen features an elegant granite-topped breakfast bar, creating a perfect setting for casual meals. This harmonious design extends to a sun-soaked paved patio and a secluded private courtyard, enhancing the entertaining experience. Every bedroom offers vistas of the expansive surrounding acreages, emphasizing the incorporation of abundant natural light into the design philosophy. The neutral tones of the two bathrooms harmonize with various personal styles, allowing for easy integration. This residence boasts eco-friendly features, including a solar system, double glazed windows, and rainwater catchment. Mains power and water are also connected. The convenience of an attached dual car garage ensures effortless access. Additionally, two well-constructed sheds provide versatile spaces for workshops or housing extra vehicles, boats, campers and more. The property spans just over 2.6 acres of landscaped grounds, complete with dedicated horse paddocks for those with equestrian pursuits. Experience a serene and sophisticated lifestyle within this contemporary dwelling, situated a mere 9 minutes from the heart of Launceston City. The property's proximity to schools, shops, and urban conveniences is astonishing, yet it retains an air of tranquility. Residents also enjoy exclusive access to a sprawling 117-hectare reserve located within the estate. The Drivers Run Eco-Residential development, an exemplar precinct comprising 60 lots, is a testament to the expertise of CBM Sustainable Design. For additional information, please visit: <https://www.cbmsustainabledesign.com.au/driversrun> House size: 176m<sup>2</sup> Land size: 1.06 ha / 2.6 ac Built: 2013 Rates: \$1,900 p.a. Council Zoning: Rural Living A Council: City Of Launceston Heritage listed: No\*\* Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.