

**25 Toorak Avenue, Mount Stuart, Tas 7000**



**Sold House**

Thursday, 30 May 2024

25 Toorak Avenue, Mount Stuart, Tas 7000

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 3579 m2**

**Type: House**



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## Contact agent

"Wasatch" (circa 1924), has been everything Mark and Bridget could have ever wished for in a family home. This home has been all about fun times with their family and friends while maintaining a tangible sense of privacy and escapism from the bustle of city life! It provided ample space for their five young children to play and grow into adulthood both inside and out. Extensively renovated over the years to an impeccable standard, this incredibly private residence, hidden behind leafy, beautifully landscaped gardens that have featured in several Open Garden days, "Wasatch" has been the perfect home for entertaining family and friends on a small or grand scale...for any reasons and in all seasons. Your own exclusive day/night tennis court sits on a small portion of these unforgettable gardens, which total around 3,579sqm in area, and currently spans across two titles - providing downsizing options in the future, should this be a consideration. This property really must be seen to appreciate the impressive proportions, blending the old with new to create amazing living spaces that are both practical and stunning....flowing seamlessly into each other! Multiple impressive living spaces blend the old with the new to create sensational spaces that are both practical and stunning! The indoor and outdoor entertaining spaces are large enough to hold sizeable social events - weddings, engagement parties, anniversary celebrations, teenage sleepovers, a multitude of birthday festivities, family and many dinner parties. Despite how large it seems, the house itself is very much a family home with the kitchen at the heart of it all. With all the living areas on the entry level, the pure size allows for the four large bedrooms to sit comfortably upstairs along with the carefully designed family bathroom and the more recently renovated ensuite. A guest bathroom off the enormous open plan living space downstairs, is ideal when entertaining. From inside, you yearn to step outside into the established garden paradise, be it into the private brick-paved courtyard off the architect designed kitchen/dining space or out onto the balcony overlooking the full sized Super grass tennis court and the magnificent sunsets behind Kunanyi (Mt Wellington). Ducted reverse cycle heating throughout the downstairs area and a mix of double glazing and Comfort glass ensure year-round warmth in this 1920's home. The garden has been lovingly developed over the past 27 years into a rambling flora walk filled with rare, native and ornamental plants and garden "rooms" where you can sit and reflect and watch the wide variety of birdlife that are attracted to this lush suburban habitat. In fact every room in the house has a view of the garden that includes an automated watering system designed to take the hard work out of maintaining such an oasis within suburbia! Hidden behind electric gates is a long driveway leading to a separate studio with adjoining garage and a triple carport - providing ample space for vehicles and even an art studio or workshop. Underneath the home itself is a huge storage area which is perfect for housing all those extras that you don't need on a daily basis but you want to keep within easy reach! With some of their fondest and happiest family memories linked to this property - from bonfire nights, billy cart races down the driveway, playing hide and seek in the garden labyrinth, toasting marshmallows in the fire pit on the terrace as a brilliant sunset fills the sky over Kunanyi - Mark, Bridget and their five children have felt honoured to have been able to call "Wasatch" their family home. The flexible floorplan gave them the space they needed over the years, but now it is time for them to downsize now their children have "flown the nest". It is hard to believe that such a treasured and quietly statuesque residence is nestled so close to the City, the North Hobart restaurant precinct, State and Private Schools and Hospitals, with a bus service in the street. Offering a luxurious yet practical lifestyle for a family who value their privacy and appreciate the convenience of being close to everything Hobart has to offer, this unique property is looking for a new generation to call "Wasatch" their family home. Quality features and inclusions: • Sound system (wired) throughout the downstairs rooms, with surround sound in the large family room • Reverse cycle heat pump to all downstairs rooms (23kW ActronAir). • Monitored security system • Motorised canopy over the deck (from Italy) with automatic wind sensor which will retract the roof automatically when windy • Remote controlled motorised blinds in the large family room (duet honeycomb blinds with somfy and hunterdouglas controller) and the kitchen (roller blind with somfy controller). • Plenty of storage in the attic space and super large (60 square metres) paved storage under the house with shelving • 1920's hen house converted into a studio (plaster walls, carpet and some open shelves and hanging space) • Whole house fully re-wired and re-plumbed. • Kitchen has all Miele electrical appliances (double ovens with Pyrolytic features, inbuilt Miele Nespresso coffee machine, Miele microwave and Miele integrated fridge freezer, Miele induction cooktop), Miele dishwasher, inbuilt Smeg exhaust fan (ducted up chimney flue) • Walk-in pantry which could be converted into a Butler's pantry • Pneumatic electronic cupboard under island bench in kitchen. • Benchtop Zip tap (hot, cold, sparkling water) • Engineered stone benchtops, and Dekton porcelain island bench • Quality light fittings throughout (from Casa Monde and Beacon stores) • Laundry has two cupboards below benchtop devoted to clothes

hangers and a Robinhood ironing board centre in one cupboard • Blu-ray, sound system amplifier and set top box for Foxtel • Wifi boosters upstairs and downstairs • Offpeak heaters (Derby) in downstairs and upstairs hallways • Heaters in all bathrooms • Upstairs attic space with retractable ladder to access it. • NBN box housed in attic space out of view • Electronic driveway gates. • Stencilled concrete driveway. • Garden lighting across the property • Tennis court upgraded to Supergrass - all weather surface • 2 lights onto the tennis court. • Wall heaters on back deck (Heatstrip outdoor heaters x2- Thermofilm 3,200watt) • Triple carport/garage, undercover parking for 3 cars + small carport • Garden shed with sink and running water • Outside toilet with washbasin • Extensive landscaping with sandstone terrace • Automatic watering system to the whole garden • Garden full of rare and unusual trees, shrubs and plants (very established garden) and fruit trees • New front fence designed by current owners