

# 30 Peddie Drive, Dilston, Tas 7252

## Sold House

Monday, 14 August 2023

30 Peddie Drive, Dilston, Tas 7252

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 12**

**Area: 2 m2**

**Type: House**



David Hernyk

0363379700

## Contact agent

**\*\*Stunning Video Tour\*\*** On a whim my vendors drove past this vacant site in 2014, wandered down to sit on a fallen limb, and were instantly speechless. For what seemed like an eternity they sat and soaked in the incredible vista, an acreage overlooking the Tamar River as far as the eye can see. It's now your turn to do the same. Their vision for the ultimate modern-traditional family home close to the CBD, with space for all, shed storage and stunning views is now your opportunity. Custom electric gates welcome you in on the exposed aggregate driveway to the front door, this feature concrete flows from outside to inside and is then polished to show off the black and green fleck. This, in combination with intelligent design, double glazing and brick construction provides fantastic thermal efficiency. If you feel the need, there are two ducted reverse cycle air conditioners (one for each floor) for reliable comfort. You can't help but gaze outward from every angle, with no immediate views of neighbors, this is your wilderness, your escape, your retreat. Yet only a 15min, 13km journey on the highway from the CBD. Kids off to school sports, visiting friends and all the shopping you could need is no problem, it's still a super convenient location. Huge open plan spaces, entertaining options outside and inside on both levels, and the indoor heated magnesium pool of course. The ultimate entertainer, fitness aid or recovery session. Plenty of pool parties to be had flowing outside to the fire pit and paved BBQ area, or inside to the adjacent Lounge/ bar area. With multiple use spaces, you can cater to whatever your needs are, work from home, gym, media room, rumpus, this home has it all. You'll actually enjoy the lifestyle too, with low maintenance building products chosen for that very reason. Simply jump on the ride on mower every now and then, it really is that easy. Black Granite top feature kitchen with high-end appliances has an abundance of space, like everything in this 600 plus square meter home. The butlers pantry and two-way pantry cupboard is a stroke of genius. Of course, there is a dual garage attached to the home with internal access, however there is also the 11.8x 9.6 garage shed. Designed to take a tall boat or caravan plus other vehicles and workshop space. A huge solar array provides massive energy savings, as does modern lighting and smart design. Fenced for pets and children's safety, with no danger of being built out or interrupted. I could write for hours, but I invite you to watch the video tour and book your exclusive inspection. You won't be disappointed. House size: 632m<sup>2</sup> Land size: 6.8 Ac Built: 2014 Rates: \$3,600 Council Zoning: Rural Living 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