

# 4 Ebba Place, Kings Meadows, Tas 7249

## House For Sale

Tuesday, 17 October 2023

4 Ebba Place, Kings Meadows, Tas 7249

Bedrooms: 4

Bathrooms: 2

Parkings: 14

Area: 1513 m2

Type: House



Jeremy Wilkinson  
0400895022



Navjot Nav Kaur  
0413788688

## Best Offer Over \$1,400,000

Introducing a masterpiece of modern living in the heart of a prestigious, tranquil enclave. This architectural gem, crafted in 2016, harmoniously blends luxury and sustainability with two 5KW solar power systems and solar hot water, exemplifying eco-friendly and economical living. Nestled at the end of a serene no-through street on a sprawling 1513 sqm estate (over a quarter acre), it offers unrivalled privacy. Immaculate, landscaped gardens envelop the property, providing a picturesque backdrop for outdoor living, allowing you to entertain in style with a private patio featuring a high-end Weber BBQ suite, or gather around the outdoor table in a second charming living area. Inside, high raked ceilings and premium finishes create an atmosphere of opulence. Floor-to-ceiling glazing floods the lounge and family spaces with natural light, complemented by electronic blinds for added convenience. A thoughtfully placed office off the kitchen/living area enhances functionality. The open-plan kitchen is a culinary masterpiece, boasting timeless stone benchtops, top-tier appliances, and a butler's kitchen. Four double bedrooms with built-in or walk-in wardrobes offer ample space for relaxation, whilst the master suite is a sanctuary, featuring a lavish bathroom with a walk-in double rainfall shower, expansive walk-in wardrobe, and chic vanity. The main bathroom is equally indulgent, showcasing a freestanding deep bath and another rainfall shower. A versatile studio space can be tailored to suit your needs, whether as a home gym, office, or rumpus room. Additional storage/utility space and a convenient powder room complete this functional area. With a double remote-controlled garage offering seamless access to the main residence, and an additional triple garage with workshop space and mezzanine level, there is ample room for all your vehicles and projects. An extra-high triple carport adds yet another layer of convenience and protection for your caravan or boat. The grounds are a horticultural delight, featuring raised vegetable plots, manicured lawns, and enchanting corners to explore. Situated in a high-end, established subdivision among other quality homes, this property is the epitome of refined living. Don't miss your chance to experience the pinnacle of luxury living in this exceptional residence.

**Key Features:**

- A stunning example of contemporary architecture, completed in 2016.
- Two 5KW solar power systems & solar hot water - Eco friendly & economical living
- Positioned at the end of a quiet no-through street on a large 1513 sqm (over 1/4 acre) block
- Impeccable landscaping frames the property, creating a beautiful and serene environment.
- Private outdoor living room, complete with a high-end Weber BBQ suite to enjoy with your family & friends
- A second outdoor living area, including with the outdoor table and bench seats
- Spectacular cathedral ceilings and high-quality features & fixtures throughout
- Spacious lounge and family living with floor to ceiling glazing & electronic blinds
- A conveniently placed office, complete with wall unit, located off the kitchen/living area
- A sophisticated open plan kitchen, featuring timeless stone benchtops, quality appliances & butler's kitchen
- Four double bedrooms, all with built in wardrobes
- Private master bedroom suite features a spectacular bathroom with walk-in double rainfall shower, a large walk-in wardrobe & stylish vanity
- The main bathroom features a free-standing deep luxurious bath and another rainfall shower
- Reverse cycle air conditioning (3 units) & pellet fire in family area for extra cosy ambiance
- Secure home with EUFY cameras
- Quality built with double glazing, high rating insulation, pod slab & an impressive 6.8 energy rating
- Separate multi-purpose studio could also serve as a home gym, office, rumpus etc
- Extra storage/utility room, adjacent to the studio & garages and convenient powder room (toilet & vanity)
- Double remote-controlled garage with direct internal access to the home
- Additional remote-controlled triple garage with workshop space plus a mezzanine level
- Extra high triple carport - perfect for extra vehicles, caravan, boat & trailer
- Lovely grounds with raised vegetable plots, manicured lawns & captivating nooks in every corner
- Located in a high-end newish subdivision amidst other quality homes
- Just a 5-minute drive to shops, supermarket & services at the Kings Meadows Shopping Centre
- Easy walking distance (400m) to childcare & close to schools and all city conveniences
- Only 11 minutes' drive to Launceston's CBD or Launceston Airport

Contact Jeremy Wilkinson & Nav Kaur for further information.

Rental estimate: Up to \$750 pw  
House size: 226 sqm  
Garage size attached: 40 sqm  
Additional garage/workshop: 128 sqm  
Studio size: 19 sqm  
Alfresco area: 47 sqm  
Land size: 1513 sqm  
Built: 2016  
Council: Launceston  
Zoning: Low Density Residential  
Council Rates: \$3,299 pa\*\*

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\*\*