

40 Wootten Drive, Bonnet Hill, Tas 7053



House For Sale

Wednesday, 12 June 2024

40 Wootten Drive, Bonnet Hill, Tas 7053

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: House



Cam Rogers
0475002814



Brianna Marriott
0403724434

\$2,750,000+

Inspect by private appointment. Nestled on just over 3 acres of private bushland with breathtaking views over the River Derwent, Storm Bay and Tasman Peninsula, 40 Wootten Drive is an architecturally designed 3-bedroom, 3-bathroom home built to exacting standards. Complete privacy and tranquillity are guaranteed by virtue of its secluded position. Originally built in 2006 and with a substantial extension completed in 2020, the home is the perfect example of accomplished architectural design and environmental consciousness. A double garage provides direct entry level secure access to the home. Inside, an elegant hallway with built-in bookshelves guides you to the open plan kitchen, living and dining area. This space is expansive and light with 2.6m high ceilings, polished Blackwood flooring and glass sliding doors that extends out to an alfresco deck. The kitchen features elegant stone benchtops, gas cooking, soft-close cabinetry and premium appliances. Through fold-back doors, a substantial rear concrete patio serves as a sanctuary during the cooler months and provides sheltered outdoor living. Adjacent to the living area, a staircase leads to a bedroom suite, where floor-to-ceiling windows frame breathtaking water views. A spacious walk-in wardrobe and well-appointed ensuite plus a large, separate lounge area complete this level. Moving downstairs, a secondary hallway leads past a central family bathroom. Adjacent is a well proportioned third bedroom with built-in wardrobes and its own captivating outlook. Continuing down the hallway, a serene lounge space has access to its own private deck, followed by the master suite and utility/office space. The master suite is generously proportioned with a raked ceiling, cosy wood heater, motorised blinds, separate dressing room and ensuite bathroom. Outside, the home seamlessly integrates with the rugged landscape, surrounded by a combination of wild woodland and native plants, this provides a low-maintenance solution to a busy homeowner and a habitat for a variety of birdlife and native wildlife. The home is kept temperate year-round with a fully-ducted reverse cycle heating/air-conditioning system, supplemented by two European-designed wood heaters, triple glazing, and underfloor, ceiling and wall insulation. Solar panels significantly reduce power bills and are augmented by a Tesla home battery system plus full TasNetworks grid connection. High-speed fibre NBN connection facilitates seamless remote work. The property has town water connection and also includes a full head height basement well suited as a workshop with lighting, water and power connected. 40 Wootten Drive is positioned at the end of a quiet, no-through road and is a short commute to some of Tasmania's best beaches, Kingston and Hobart CBD. The famous Alum Cliffs walking track can be directly and easily accessed from the property. Contact Cam Rogers on 0475 002 814 to arrange your private inspection.