

**41 Ormond Street, Bellerive, Tas 7018**



**House For Sale**

Wednesday, 10 January 2024

41 Ormond Street, Bellerive, Tas 7018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 594 m2**

**Type: House**



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## Offers over \$1,200,000

If you are looking for a very special "stand-out" home, this one ticks that box well & truly! It's multi-split-level design means almost every room takes advantage of the stunning panoramic views across Hobart, the River Derwent, the mountain and beyond. So many surprises and hidden extras, this is a fabulous family home that has been beautifully renovated with modern conveniences, having all the hard work done for you! Designed by well-known Tasmanian Architect, Harry Oldmeadow, this home was well ahead of its time for the late 1960's with its solar passive design - and now with 24 solar panels to add to its energy efficiency - clean lines, high angled ceilings and extensive use of big windows. Your own built in "stair-master" as you traverse the split levels, there are plenty of WOW's to this very special and uniquely different home. Having raised a young family from babies through to young adults, this home has stood the "families of all ages" test and passed with flying colours! The corner location also ensures the view will never be built out! Drive straight into the roomy garage with access directly inside from here, there is even room for a home gym and workshop within this space...and views should you activate the roller door to look out! With only a few stairs from the garage and main entry level to the gorgeous kitchen, bringing shopping in is a breeze! Granite benchtops, a built in crumb collector, gas hotplates and breakfast bar are all practical inclusions that make time in this kitchen a joy. Ducted reverse cycle heating/cooling flows through the entire home (3-phase), ensuring year round comfort at speed after a days work, and for the cleaner in the household, a ducted vacuum simplifies cleaning. Multiple living areas from a family room at entry level to the "upper lounge" with the jaw-dropping vista as a backdrop, more than accommodates the various day-to-day needs of a family. The family room with floating floor, has been designed for children as a games area, within earshot and in sight of the kitchen. The open spaces link each of the living levels to each other beautifully while maintaining practical separation. The four large bedrooms are this...large! The main bedroom has a discreet ensuite, beautifully finished as with the entire renovations throughout. A powder room for guests with sensor lighting is also close to two of the three bedrooms on these lower levels. Loads of clean underhouse storage off the laundry for the overflow of those less used items, and several sheds outside are perfect for gardening tools and incidentals. Fully landscaped gardens with reticulated watering system, a private courtyard, sheltered from the sea breeze while still maintaining water and Casino views, a fenced backyard, and a fabulous outdoor patio with sail cloth for those nights you want to sit around a fire pit and take in the nightlights of Hobart. Plenty of off-street parking with room for a trailer, boat or caravan in addition to the double garage, there is so much to love about this beautiful home! One of the best locations in Bellerive with Eastlands Shopping Centre, Blundstone Arena, Bellerive Beach and Quay, the ferry terminal, cinemas, schools and fabulous walking tracks, and less than 6 minutes drive to the City, you don't want to miss out on your chance to own this standout home - just call us today to get in fast!