

47 White Gum Rise, St Leonards, Tas 7250



House For Sale

Saturday, 18 November 2023

47 White Gum Rise, St Leonards, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Richard Sims
0400566654



Erin OGrady
0429050520

Best Offers Over \$1,450,000

Nestled in the tranquil setting of Drivers Run, this architecturally crafted lifestyle home epitomizes elegance and comfort on a sprawling 1.02 hectares of land. Meticulously designed with the modern family in mind, the property boasts a thoughtfully laid-out floor plan and particular attention to detail evident from the moment you arrive. The heart of the home lies in its open-plan kitchen and living area, where generous space provides a welcoming atmosphere for family gatherings and entertaining. The kitchen, a chef's dream, features a large island bench, abundant storage including a spacious butler's pantry, and top-quality appliances, including two ovens. Flowing seamlessly from the kitchen is the dining and living space, bathed in natural sunlight and offering a perfect setting for communal moments. Seamlessly connected through sliding stacker doors, the undercover deck extends the living space to the outdoors making a great flow of indoor and outdoor living. The deck overlooks the picturesque backyard and provides an ideal backdrop for hosting gatherings with friends and family while enjoying breathtaking sunsets. The property encompasses four spacious, sunlit bedrooms, with the master suite offering a stylish ensuite and a walk-in robe. The additional three bedrooms feature built-in robes, while the central family bathroom showcases a well-appointed wet area with a free-standing bath and shower. Throughout the seasons, the home maintains a comfortable ambiance with ducted heating and cooling, a reverse cycle air conditioner, and a pellet heater in the living space, plus beautiful natural sunlight throughout the whole home. Practical additions include a separate laundry with outdoor access and a convenient powder room. The property offers ample parking options, including a double garage with internal access and a separate 6mx9m shed/workshop area, perfect for extra vehicles, trailers, or a versatile workshop or gym space. Stepping outside, the home has been practically divided into three zones. The expansive backyard provides an expansive area for pets and children to play freely, complemented by a charming fire pit space. An established veggie garden adds a touch of sustainability, featuring a variety of vegetables, fruit trees, and herbs. There is a great paddock space, making it an ideal haven for a few farm animals, embodying the perfect lifestyle property. Situated approximately 10 minutes' drive from the CBD, this home offers a harmonious blend of tranquillity and convenience, providing a picturesque retreat amid stunning outlooks. Embrace the essence of a refined lifestyle at 47 White Gum Rise, where architectural brilliance meets the beauty of natural surroundings.

- Architecturally designed residence;
- Fantastic entertaining options;
- Breathtaking surrounds;
- Open plan living bathed in natural light;
- Quality kitchen with butler's pantry;
- Stylish ensuite & bathroom;
- Garage plus additional shed space;
- Tas Oak flooring plus Blackbutt Timber decking;
- 1.02Ha practically divided into parking/lawn/paddock.

Year Built: 2017 House Size: 330.75m² Land Size: 1.024Ha Council Rates: \$3,043pa approx Water Rates: \$590pa approx Municipality: Launceston City Council School Catchments: Waverly Primary School Zoning: Rural Living Sims for Property 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.