

# 482 Huon Road, South Hobart, Tas 7004

PETERSWALD  
for property

## Sold House

Thursday, 21 September 2023

482 Huon Road, South Hobart, Tas 7004

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 653 m<sup>2</sup>

Type: House

**\$1,305,000**

Commanding immediate attention with eye-catching impact from renowned and award-winning architect Maria Gigney, named Tasmania's HIA Home of the Year in its category in 2020, this iconic residence in South Hobart is the epitome of future-proofed with smart home technology, coupled with stunning, bespoke style and majestic mountain views. Featuring outstanding modern construction, the interiors of the home reflect its exterior, with extensive use of Barestone compressed concrete cladding and timber, including polished Tas Oak flooring. Its minimalistic, cubed design has been carefully considered to maximise space through innovation, sustainability, and liveability. Smart home features include dual high speed wi-fi hotspots, gigabit network, energy efficient and architecturally designed LED lighting, with the ability to control both internally and remotely. The cutting-edge Dynalite technology creates ambiance to suit any mood and occasion and is connected to a security system and video intercom. The upper floor of the home encompasses sumptuous living, with extensive double glazing framing the iconic vistas from the wooded foothills to the peaks of kunanyi/Mount Wellington, inviting abundant sunshine to flood the space. Within the light-filled lounge, a custom-built entertainment unit provides space for a professional studio-quality Genelec & Denon surround-sound system, and an 85-inch flat-screen television, all of which can be included in the sale if desired. The opposing wing of the upstairs level features generous dining, and an inspired kitchen, designed with entertaining in mind. The space comes fully equipped with integrated, high-end Electrolux appliances, a 90cm gas stovetop within the stone island bench and a silent Sirius rangehood for disruption-free cooking. Ample storage can be found within quality cabinetry, and two Häfele slide-out pantry systems. Spilling out from the kitchen and dining, outdoor entertaining is made easy, with a stunning mountain backdrop. A sun-drenched, Spotted Gum timber deck features gas ports for al fresco barbequing, providing the perfect spot to host family and friends. Ultra-comfortable accommodation is comprised of up to three generous bedrooms, or two bedrooms and a home office complete with built-in storage, currently configured as bookcases. Two bedrooms include built-in wardrobes, with wall-to-wall storage within the master, and a bespoke ensuite where a walk-in shower with rainfall showerhead, a vanity, and a toilet, plus heated stainless-steel towel racks and heated floors await. The main bathroom features corresponding sophistication, and also contains a shower, bespoke cabinetry, heated towel rail, heated floors and a toilet. All porcelain fixtures carry the Duravit brand while tapware was crafted by Zuchetti. Nestled within adjoining hallway cupboards, the European laundry is hidden from view. Further along, plenty of additional storage can be found within large closets for linen and cleaning appliances. Throughout the home, hydronic heating ensures complete year-round comfort, retaining warmth to create an optimal living environment and energy efficiency. Both bathrooms, and the entrance hallway, feature under-floor heating. All windows are double-glazed, and the home's exterior will never require painting. Within the landscaped backyard filled with native plantings, established trees, and a lush green lawn, a heated artists' studio offers additional living, accommodation, or work-from-home space. The grounds are fully fenced and gated at the base of the side pathway. A secure garage with remote roller door provides housing for one vehicle and Elfa storage system, with additional off-street parking for a further 2 cars at the top of the driveway. Adjacent to the garage, a large storeroom is located, along with the technology hub and plant room to service the smart features in the house. With finishes and inclusions of the highest quality, and every modern convenience at your fingertips, this impressively designed and built home within the heights of South Hobart offers the perfect balance of comfort and luxury through an effective use of living space, carefully crafted interiors, and mesmerising mountain vistas.