

**87 Tolpuddle Drive, Richmond, Tas 7025**



**Sold House**

Monday, 28 August 2023

87 Tolpuddle Drive, Richmond, Tas 7025

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 10**

**Area: 3129 m2**

**Type: House**



Nick Cowley



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**\$1,130,000**

This substantial family home, conveniently positioned just 5 minutes to Richmond Village, is perfect for the growing family and offers plenty of space for comfortable living. Commanding instant street appeal, the grand residence is in a class of its own and will be the envy of your family & friends. Built in 2003, this well-constructed house boasts 5 bedrooms and 2 bathrooms with plenty of living space. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a perfect space for entertaining guests or spending quality time with family. The sleek kitchen has recently had full update with high quality appliances including vintec wine fridge. The master bedroom features an ensuite featuring a shower, vanity, separate toilet and walk-in wardrobe. Three of the remaining bedrooms are generously sized and come with built-in robes, providing ample storage space and the 5th bedroom utilises the under-stair space for wardrobe storage. Enjoy the beautiful outdoors via the wrap around deck offer a perfect spot to unwind and enjoy the fresh air. The expansive garden provides plenty of space for outdoor activities, children and pets. An incredible asset to the home is the expansive brand new 18m x 8m shed completed in 2023. The vendor has gone to considerable expense to ensure this quality space can be used for a multitude purposes. Featuring internal sliding doors to seperate the space if required. Perhaps storing your car collection or work equipment on one side and an additional living space on the other? You could most certainly run your business from this dwelling as it has a dedicated office area, with timber cladded walls, bathroom and even its own hot water cylinder. This fantastic space will appeal to a wide range of uses. An incredible bonus for this property is the inclusion of up to 364kL of water from the nearby StrathAyr for \$600 per annum. Located in a highly sought-after area, this property offers stunning rural vistas stretching out across Tolpuddle Vineyard and towards Richmond. You will fall in love with the tranquility and serenity of the surroundings while still being conveniently close to amenities, schools and all just 25 minutes commute to the Hobart CBD. Richmond is a highly desirable and sought after area, nestled in the Heart of the Coal River Valley. Wine lovers will be spoilt for choice as the property just moments from a multitude of the nations finest award-winning wineries, Puddle Duck Vineyard, Tolpuddle Vineyard, Joseph Chromy Wines and Frogmore Creek, just to name a few. Richmond village is just five minutes drive and is famous for its elegant Georgian architecture and has the oldest operating Catholic church and stone span bridge in the country dating back to 1825. The village is also home to local schools, bakery, shops, galleries, craft boutiques, museums, historic sites, Richmond Arms Hotel, landmarks, transport and more....For further enquiries please don't hesitate to contact Nick Cowley of Ray White Hobart.