

18 Joyce Street, Hawley Beach, TAS, 7307



House For Sale

Friday, 16 August 2024

18 Joyce Street, Hawley Beach, TAS, 7307

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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A Brand New Modern Oasis by the Beach

Welcome to 18 Joyce Street, a brand-new architectural marvel nestled in the serene coastal haven of Hawley Beach. This luxurious residence epitomizes contemporary elegance, offering an unparalleled living experience just a stone's throw from the tranquil shores.

Set on a generously sized parcel of land, the property is framed by meticulously landscaped gardens, enhancing its curb appeal and providing a lush retreat.

The modern facade, characterized by clean lines and premium materials, sets the tone for the sophistication found within. The combination of sleek glass panels, natural stone, and warm timber accents creates a striking yet harmonious exterior.

This stunning double story home features a Tasmanian-made, wheelchair compliant lift, ensuring effortless access to the upper floor. Designed with functionality in mind, the lift allows older buyers or those with mobility challenges to enjoy the full benefits of a multi-level home. With this thoughtful addition, you can experience the luxury of spacious living areas and panoramic views without compromise. Say goodbye to limiting your choices.

The upstairs level of this home is dedicated to living with the spacious, open-concept living area that seamlessly blends style and functionality. This expansive room features floor-to-ceiling windows, flooding the space with natural light and offering stunning views of the coastline and surrounding greenery. High ceilings and neutral tones further amplify the sense of openness and tranquillity.

The state-of-the-art kitchen is a culinary enthusiast's dream, equipped with top-of-the-line appliances, custom cabinetry, and a large island with a breakfast bar. The sleek, minimalist design is complemented by high-quality finishes, including quartz countertops and a stylish splash back, making this space both beautiful and practical.

Downstairs, this residence boasts four generously sized bedrooms, each designed to be a private sanctuary. The master suite is a highlight, featuring a spacious walk-in robe and a luxurious ensuite bathroom and walk-in shower.

Both the ensuite and main bathroom are finished to the highest standards, featuring modern fixtures, elegant tile work, and ample storage. The use of premium materials and thoughtful design ensures a spa-like experience in the comfort of your own home.

Additional features include a dedicated home office space on the top floor that a comfortable environment for work or study while taking in the stunning vista. There is also a second living and entertainment space to service the downstairs area. Perfect for cosy, family movie nights.

Outdoor living has been a priority throughout the planning process both at entry level and with the stunning Ecodeck composite decking that takes in the sea views from the carbuncles, all the way through to Badgers Head.

This home is designed with sustainability in mind, incorporating energy-efficient systems and eco-friendly materials. Advanced home automation technology allows for seamless control of lighting, climate, security, and entertainment systems, providing convenience and peace of mind.

18 Joyce Street is more than just a house; it's a lifestyle. This exquisite new build offers everything you could desire in a modern home, from luxurious interiors to stunning outdoor spaces, all set in a beautiful coastal location. Don't miss the opportunity to make this extraordinary property your own.

- Constructed with a pod concrete slab for thermal efficiency
- Brick veneer, including Island Block architectural recycled glass bricks
- James Hardi shiplap weatherboard on top story

- Eco deck flame fighter composite decking
- All steel works galvanised, and epoxy coated for protection
- Keyless entry front door with smart Wi-Fi garage door opener
- Resi-lift, Tasmanian made lift that is wheelchair compliant
- Designer brushed nickel tapware throughout
- Custom bathroom vanities with natural timber top and stone basins. Custom made mirrors.
- Custom joinery throughout with lifetime warranty on hardware
- AEG appliances with ten-year warranty
- Pyrolytic ovens
- Integrated dishwasher with easy lift bottom drawer
- Evostone kitchen benchtops with matte finish on all carcasses and fronts
- All tapware and fixtures are backed with ten-year warranty
- Airflow and ventilation throughout the roof space and wall cavities, including eave and brick vents
- All steel works are galvanised and epoxy coated for protection
- Roof blanket insulation for controlled temperature in roof space
- Earth wool, high density noise batts have been used in walls and under floor
- Garage walls and ceiling have been insulated
- Oversized 6.8m x 6.5m garage with smart wifi garage door opener
- Aluminium mesh over roof ridge caps and flashing to comply with BAL (bushfire attack level)
- Zero threshold door openings and entry's meaning no steps to contend with
- Oversized door openings throughout
- Property complies with "Livable Housing Australia", the leading development of safer, more comfortable and easier access homes
- Dulux paints used for the interior and exterior
- Premium tiles used floor to ceiling in bathrooms as well as Spanish made splash back tiles
- Double glazed windows
- 12mm glass balustrade
- First floor has locally sourced Tasmanian oak feature flooring with hard wax oil
- Australian made redbook carpet and underlay
- Regent 1200 vinyl backed with a 25 year warranty
- Two reverse cycle Daikin heat pumps
- Neo power heat pump hot water with six year warranty
- Floor heating in both bathrooms
- Custom Tas Oak doorframes
- All blinds are Australian made VOC free, thermal and block out
- Pop up power point in kitchen bench with wireless charging
- Driveway and footpaths are exposed aggregate with a blend of 80/20 salt and pepper mix that has been sealed to keep stains away
- ¼ turn garden taps on each corner of the house
- Drivable access to backyard for any future plans with approximately 12m depth and 18m wide at both