



30 Nicholas Drive, SANDY BAY, TAS 7005

Unsurpassed contemporary living

This spectacular family home occupies a prized elevated position in a sought-after area of Sandy Bay to offer simply mesmerising views of the River Derwent, Royal Yacht Club of Tasmania, Battery Point and the Tasman Bridge. An architecturally designed statement in contemporary living, this property has been built to an exceptionally high standard, with quality fixtures and fittings throughout, and a well-designed floorplan culminating in the very best of modern family living.

TYPE: Sold

INTERNET ID: R24358801

SALE DETAILS

Offers over \$3,250,000

From the reception foyer, stairs lead to the lower level that forms the heart of the home. A generously proportioned open plan living area comprising a living space with pebble gas fireplace, dining area and the well-appointed kitchen make this home perfect for entertaining family and friends.

The kitchen will delight those with a passion for cooking with quality Miele appliances including gas cooktop, steam oven, warming drawer and a Zip-tap. An integrated refrigerator, freezer and dishwasher enhance the stylish design aesthetic of this space, and a butler's pantry ensures ample storage. Extensive double glazing throughout this area capitalises on the superb views, and glass sliding doors open onto the pool deck with infinity lap pool. This outdoor area extends around to the terrace which has an electric pergola, providing a safe and sheltered play area for children and further extending the outdoor living space for year-round enjoyment. Beyond the open plan living room, there is a study, bathroom and spacious family room that opens directly onto the outdoor entertaining area with built in BBQ and pizza oven.

The luxurious, private primary suite also enjoys spectacular water views. Accommodating a spacious dressing room with bespoke joinery and ensuite bathroom with double vanity, double shower and a sumptuous bathtub, this is an opulent retreat. A further bedroom with a built-in wardrobe is also found on this level. The upper storey accommodates three further bedrooms all with built-in wardrobes and a family bathroom with shower and bathtub. A wine cellar, storeroom and laundry complete the floorplan.

Great attention to detail is displayed throughout the home with a range of modern luxuries installed to create a lifestyle of relaxed convenience. The home has a Sonos home entertainment system and speakers throughout the main living area, automated blinds, CCTV and security alarm, ducted reverse cycle electric heating, double glazing on most levels, 2 x 22,000 litre rainwater tanks for watering the garden, automated watering system, 94 sqm of storage underneath the house, underfloor heating in all of the bathrooms and a laundry chute.

A double garage with utility space and internal access provides secure parking, and additional parking is available in the electric gated driveway. Established low maintenance gardens with mature citrus and magnolia trees frame the home. Suited to families of all ages and stages, excellent schools are nearby, and the cafes, restaurants and amenities of Sandy Bay are within easy reach. Unsurpassed in location, position, design and quality; 30 Nicholas Drive is an outstanding opportunity to secure an enviable lifestyle of comfort, convenience and understated luxury for your family against the ever-changing vista of the River Derwent.

- Land Area 1,561.00 square metre
- Building Area: 512.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 3
- 3 car garage
- Ensuite

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Abi Freeman
0438 291 301

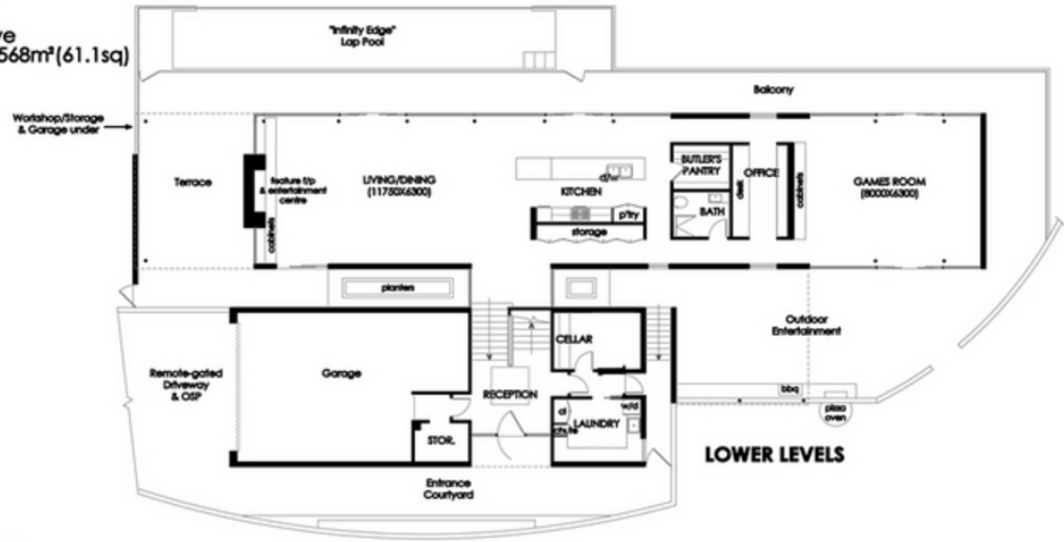






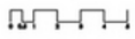


SANDY BAY
 30 Nicholas Drive
 House Area (incl Garage): 568m²(61.1sq)



LOWER LEVELS

- House Area: 512m²
- Garage: 56m²
- Entrance Courtyard: 43m²
- Terrace & Balcony: 132m²
- Outdoor Entertainment Courtyard: 69m²
- Pool Enclosure: 54m²
- Workshop/Storage & Garage: 94m²
- Total Usable Area: 960m²



UPPER LEVELS

IMPORTANT: measurements are approximate-Interested parties need to verify