



Stunning Presentation Throughout



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25 Kingsgate Circle, Huntingfield

Sold

Clever architecture aims to inspire us whilst improving our lifestyle and how we interact with our environment.

At first glance this unassuming contemporary four-bedroom home blends anonymously with its neighbours but upon closer inspection you will discover its design incorporates clever architecture to combine aesthetics and enhance the occupants' daily life.

As you approach the home from the street you will notice the large double vehicle garage with automated panel lift door to the right of the entry foyer. As you enter the home through the front door into the entrance foyer you immediately become aware of how this home is designed to function. You are in what is essentially the master suite with the bedroom to the left of the foyer whilst on the right is a generously proportioned lounge. A sliding door in the foyer can isolate this area from the rest of the home creating a retreat from the more boisterous events of family life.

The master bedroom is luxurious with a large walk-in robe and en-suite with shower, toilet and twin bowl vanity.

Moving into the home from the entrance creates a sense of expansion as you enter the gorgeous open-plan living area which combines lounge, dining and kitchen. This room is the

Property ID: L29064470

Property Type: House

Building / Floor Area: 239

Garages: 2

Open Parking: 2

Land Area: 601.0 sqm

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heart of this lovely home with a sense of light airiness and sophisticated calm brought about by the clever use of skylights and a slit window in the kitchen which draws in views from the woodland beyond, acting almost as a work of art.

As you enter the main living area, on your left you will find a home office/study set up, this room used by the owners this way, but in fact is designed as the fourth bedroom with the benefit of built-in storage.

The lounge occupies half of the main living area with the dining area creating a transition to the beautifully finished kitchen.

A large wood burning stove positioned in the lounge area provides a lovely ambience and comfortable warmth during the cooler months. A fantastic feature of this living room is the alfresco positioned adjacent to the dining area and accessed through a triple panel glass sliding door. Offering sheltered protection from all types of weather, this area will provide the perfect setting for informal or formal entertaining.

The alfresco has retractable screens along one side creating shelter from the sun as well as enhancing privacy whilst still retaining views of the woodland beyond.

The kitchen has a long island breakfast bar with integrated sink and beautiful marble countertop. This island also houses the dishwasher and storage space

Adjacent to the island is the main preparation space featuring more marble for the countertop as well as a stunning Belling 90cm Richmond dual fuel freestanding oven, with split ovens.

You won't need a fancy sports car in the garage to impress friends when you have this beauty in your kitchen.

Above this countertop is the gorgeous slit window with overhead cupboards above the window.

Adjacent to the kitchen is a fabulous walk-in pantry with built-in storage.

Moving on from the kitchen, a sliding door leads into another smaller lounge or rumpus area with built-in storage.

A short hallway to the left of the lounge leads to two bedrooms, both with built-in robes and large windows making the most of the lovely views out to the woodland behind the home.

To the right of the lounge is another short hallway leading to the bathroom which has a bath, twin bowl vanity and walk-in shower.

There is an adjacent separate toilet as well as an attractive laundry. The laundry has built-in storage and a door which leads out to the exterior drying area.

Also located in this hallway is the door leading into the spacious garage. The garage has a separate well proportioned store room and an EV charging point located on a side wall near the panel lift door.

The home has a long list of luxury features including zoned and fully ducted reverse cycle air-

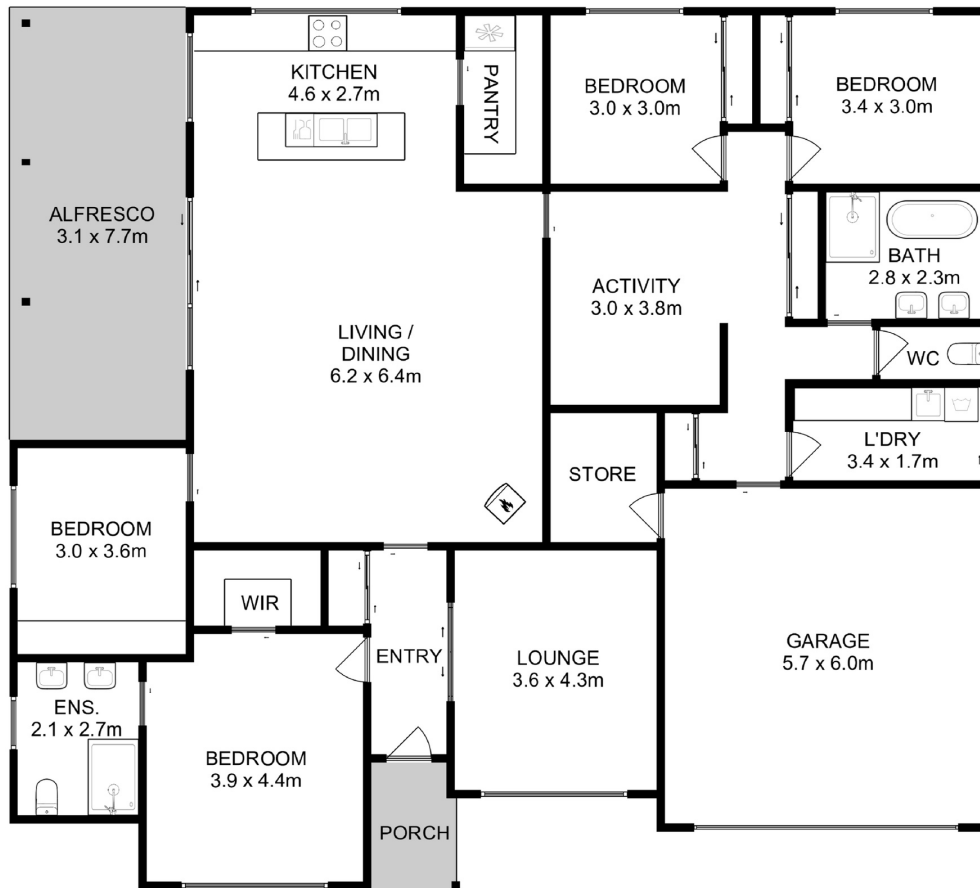
conditioning, solar panels on the roof of the home, double glazing and insulation throughout, beautiful Tasmanian oak timber flooring, quality carpeting in the lounges and bedrooms, Crimsafe security mesh screens and Guttergard.

The grounds of the property are low maintenance with a combination of gravelled and lawned areas.

The property enjoys a woodland outlook looking towards the Peter Murrell Reserves, a renowned protected wildlife habitat with numerous walking, biking and horse riding trails as well as small creeks and ponds. You can spend as little or as long as you like exploring this wonderful State reserve, making it a fabulous "backyard" for this home.

The property is conveniently close to Kingston's three shopping centres as well as the numerous attractions and services of the region including schools, colleges, sporting facilities, places of worship, golf course as well as the fabulous beaches of Kingston Beach and Blackmans Bay.

A public transport interchange is only a few minutes drive away offering an easy commute to the Hobart CBD which is only 15 minutes from home.



All measurements are internal and approximate.
 This plan is a sketch for illustration, not valuation.
 Produced by Open2view.com

Total Approx. Floor Area : 239 sqm
 (Including Garage)