



12 Don Vista Drive, Don

Craftsmanship You Rarely See Today

There are houses that were built to a budget, and there are houses where you can see that the owners intended to stay.

12 Don Vista Drive is very much the latter.

Set high on almost two acres in Don, this substantial double brick home was designed as a long term family home, with considerable thought given to the materials, construction, natural light and the way the property would be lived in.

Built in 2012 by a respected local builder, the two storey home extends to approximately 32 squares and includes details that are increasingly difficult to find in newer homes.

Tasmanian timbers feature throughout, including blackheart sassafras, oak, myrtle and blackwood. A curved clay brick wall creates a striking feature within the home, while custom etched glass, double glazed windows and doors and carefully selected fittings reflect the level of detail that went into the original build.

The main living spaces make the most of the home's elevated, north facing position. Cathedral ceilings, gable windows and large areas of glazing bring in excellent natural light and frame the outlook across Don, towards Don Heads and Bass Strait.

At the centre of the home is a large kitchen with myrtle cabinetry, stone benchtops, island bench, double oven, gas cooktop and two-

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FOR SALE

\$1,200,000

VIEW

By Appointment

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drawer dishwasher. It connects easily with the surrounding living and dining spaces, including a formal dining room, sunny atrium and outdoor deck.

There are two separate living areas downstairs, with the main living room opening directly onto the wraparound ModWood deck and gardens.

Also on the ground floor is the main bedroom, positioned separately from the upstairs bedrooms. French doors open from the bedroom to the garden, while a walk in wardrobe and ensuite with spa complete the suite. A powder room and large laundry with custom cabinetry are also on this level.

Upstairs are two further bedrooms, the main bathroom and an open mezzanine area that could work as a home office, sitting room, study or potentially provide additional sleeping space depending on your needs. There's also a clever little cubby space tucked away upstairs that children will quickly claim as their own.

And then there is the shedding

For anyone with a caravan, motorhome, boat, workshop equipment or simply a need for serious storage, this part of the property deserves almost as much attention as the house.

In addition to the double garage attached to the home with internal access, there is a substantial separate three-bay garage and workshop measuring approximately 12m x 10m, with high-clearance roller door access designed to accommodate large vehicles.

Outside, there is a rather impressive potting house and the established landscaping has had years to mature. Trees, hedging, native plantings and seasonal gardens surround the home without detracting from the outlook. A bitumen driveway leads to a large hot mix parking and turning area, providing plenty of room for additional vehicles and visitors.

The practical details

Three bedrooms with additional flexible space upstairs

Two separate living areas

Multiple dining options including formal dining and atrium

Two bathrooms plus separate powder room

Large laundry with custom cabinetry

Double garage with internal access

Separate three bay garage/workshop

High clearance access suitable for large caravans and motorhomes

Double glazed windows and doors

Gas ducted heating

Floor heating

Ducted vacuum system including kitchen sweep

Insulated internal and external walls and double-insulated ceiling

Town water

10,000 litre water tank

Septic system

Bitumen driveway and large hot-mix parking area

Almost two acres of land

Don remains a convenient place to live if you want space without being removed from Devonport. Highway access is close by, Devonport is only a short drive away, and the nearby walking and cycling track provides a connection through to the city, beaches and surrounding areas.

What makes 12 Don Vista Drive different isn't one particular feature.

It's the combination of the land, outlook, substantial shedding, established gardens and a house that was originally built without taking shortcuts.

More than a decade on, those decisions still show.

- The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

MORE DETAILS

Property ID	8XXHVM
Property Type	House
Land Area	7679 m2
Including	Ensuite
	Toilets (3)
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

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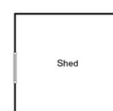
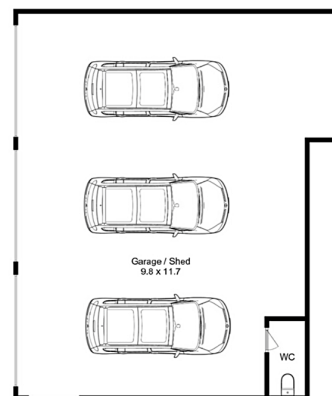
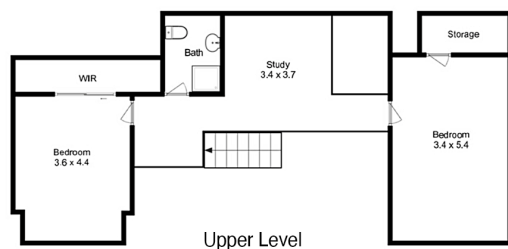
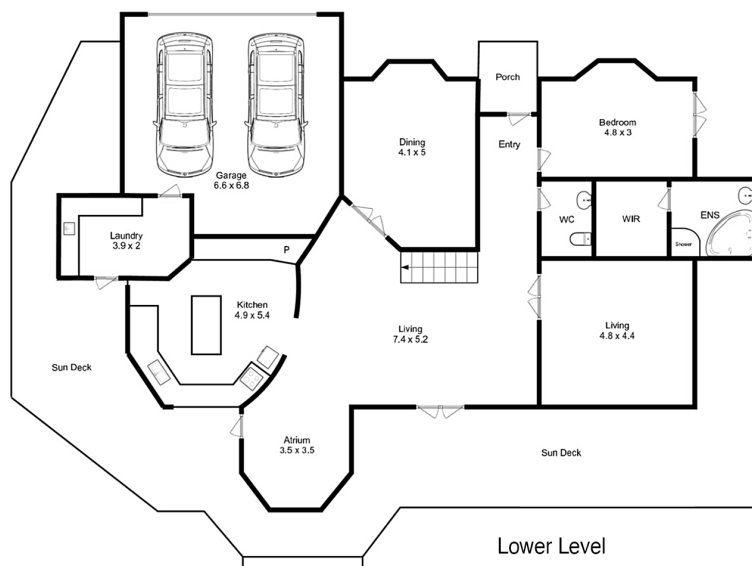
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This plan is a sketch for illustration only.
All measurements are internal and approximate (in metres).
Outbuildings / exterior elements not in actual position.