



11 Dickenson Drive, Granton

Granton - Designed To Be Seen. Built To Be Remembered.

Ant's "Fluff-Free" Description...

Some homes are thrown together.

This one wasn't.

11 Dickenson Drive is an architect-designed, custom-built residence set on just under 3 acres - and it shows from the moment you arrive.

This is a deliberate, well-executed build where positioning, layout and quality have all been thought through properly.

The home sits elevated on the land, capturing wide-reaching views while still maintaining privacy. Every major living zone has been placed to take advantage of light, outlook and space - not just squeezed in because it fits.

Inside, you've got serious scale without losing functionality.

Importantly, the home has been designed for accessible, single-level living, with wide hallways, generous proportions and minimal steps,

4 2 12

FOR SALE

Expressions of Interest

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Interested parties must rely solely on their own enquiries.



making it a practical long-term option for a range of buyers.

Multiple living zones give you flexibility - family living, formal space, and a fully equipped theatre/media room that takes things up a notch. Known as the "Family Movie Theatre", it comes complete with tiered reclining seating and a large screen, creating a genuine at-home cinema experience.

There's also a dedicated office, which in today's world isn't a luxury - it's a necessity.

The kitchen is right where it should be - central, connected and built to handle real life. Quality appliances, plenty of space, and a layout that works whether it's a quiet night in or a full house.

Accommodation is generous, with four bedrooms, including a well-positioned master suite, plus a powder room for guests. The bathrooms are finished to a high standard, with underfloor heating adding comfort where it counts.

Comfort and efficiency have been properly considered.

Double glazing throughout improves insulation and reduces external noise, while multiple heat pumps and a wood heater keep the home comfortable year-round. The property also carries an impressive 6-star energy rating.

Step outside and the property opens up.

You've got usable land, not just space for the sake of it, and a covered outdoor entertaining area that has been specifically designed to embrace the views, capture the sunset and maintain privacy - all while remaining protected from road noise.

And then there's the infrastructure.

A 6 car garage, extensive off-street parking, and a large high-clearance shed with three-phase power - perfect for boats, caravans, motorhomes or anyone who needs serious storage or workspace.

Security is already handled with an electric gate, alarm system and full camera setup.

The reality is simple.

Homes like this are not easy to replicate anymore. The land, the build quality, the design, the overall package - it all adds up.

This is a complete lifestyle property, built with intent and offered to the market the same way.

If you're looking for something that stands apart - this is it.

Ant's Fluff-Free Features

The Home

- Architect-designed residence within an easy 15 minute commute of the Hobart CBD
- Completed circa 2019 with a focus on quality and longevity
- Approx 539m2 of internal living

- Solid brick veneer construction with Colorbond roofing
- Hardwood timber internal wall framing
- Elevated position capturing views and privacy
- star energy rating

Living & Layout

- Single-level, accessible design with wide hallways and generous proportions
- Minimal step entry from garage
- Multiple living zones including family, formal living and theatre/media room
- Fully equipped "Family Movie Theatre" with tiered reclining seating and large screen
- Large open-plan kitchen, dining and family hub
- Dedicated office or work-from-home space
- Functional layout with excellent separation of zones

Kitchen & Appliances

- Smeg 6-burner gas cooktop with electric oven
- Miele dishwasher
- Full-size fridge plus upright freezer included
- Ample bench space and storage
- Fully equipped Butler's Pantry

Bedrooms & Bathrooms

- 4 well-sized bedrooms
- Master suite with walk-in robe and ensuite
- 2 bathrooms plus separate powder room
- Underfloor heating in bathrooms

Heating, Cooling & Comfort

- 5 x Daikin heat pumps
- Wood heater

- Double glazing throughout

- NBN connected

Outdoor & Lifestyle

- Just under 3 acres of usable land
- Covered outdoor entertaining area designed for privacy, views and sunset positioning
- Protected from road noise
- Private setting with established surrounds

Garaging, Shedding & Access

- car garage
- 10+ off-street parking spaces
- Large shed with three-phase power and high clearance

Security & Practical Features

- Electric security gate
- Alarm system
- 8 security cameras
- Mains services plus additional water tanks for gardens

Homes like this are not easily replaced.

The combination of architectural design, scale, landholding and infrastructure is something that takes years to create - and in today's market, even longer to replicate.

Opportunities at this level are rare, and the right buyer will recognise it immediately.

Private inspections are available by appointment.

Onwards and upwards to your stunning Granton residence!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	PPJ1F
Property Type	House
House Size	539 m2
Land Area	11900 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Alarm
	Fire Place
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank
	Home Cinema

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