

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,

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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### FOR SALE

Expressions of Interest

### VIEW

By Appointment

### AGENTS

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### AGENCY

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 LJ Hooker

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

### Ant Manton 0408 621 856

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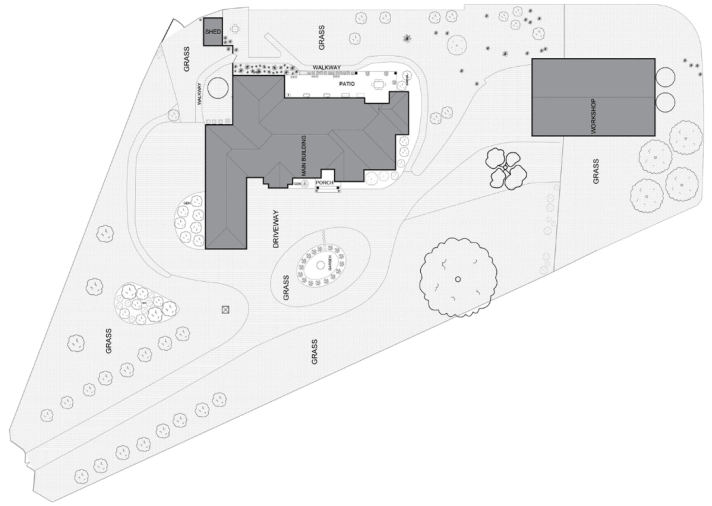
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**11 Dickenson Drive, Granton**

House area: 585 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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