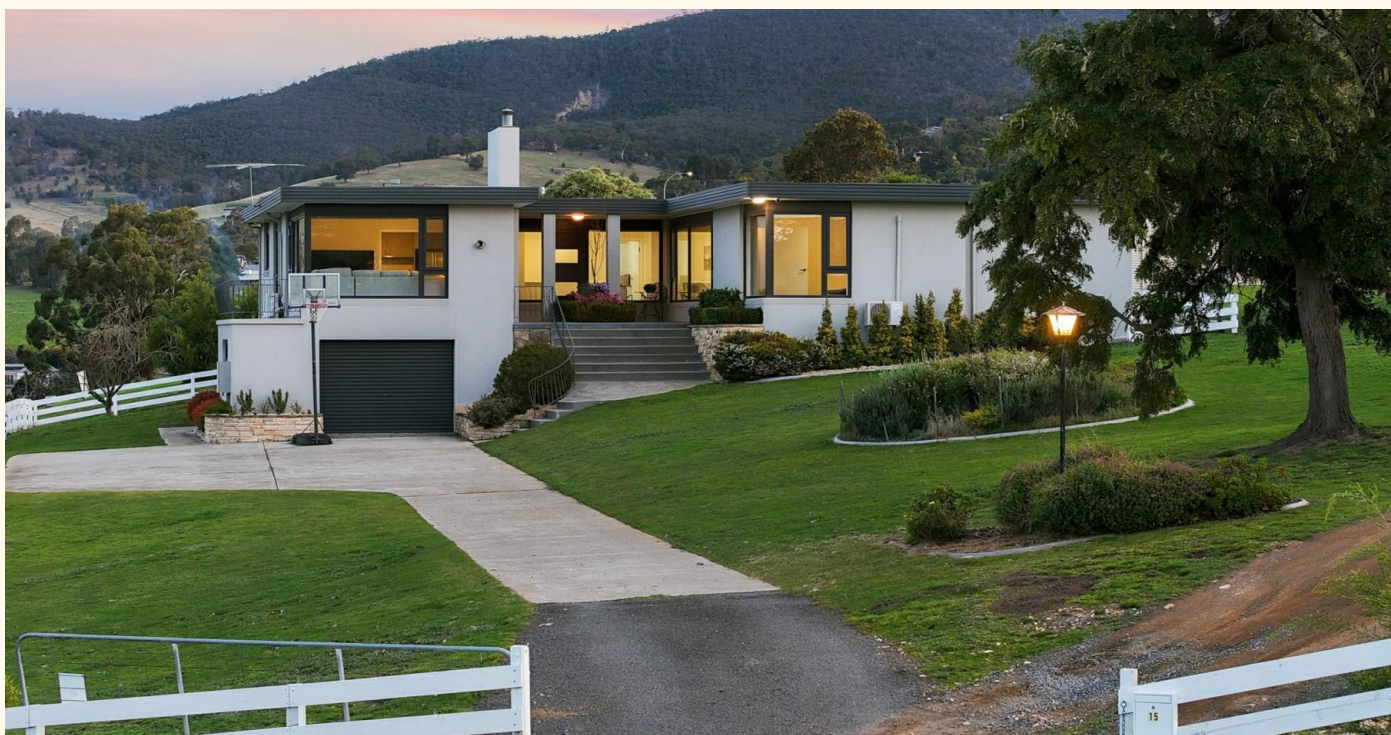




15 Dickenson Drive, Granton

Granton - Two Acres, a Four Bay Shed and the Derwent Out the Window

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

Here's the short version. Most acreage near Hobart makes you pick two: the land, the shed, or being close to town.

This one has all three. It's two and a bit acres of flat, fenced, usable land with a powered 8m x 12m four bay shed. The home is fully modernised, looks across the Derwent, the bridge and the mountains, and it's fifteen minutes from the Hobart CBD.

The Owners have opened it up to Expressions of Interest. Tell us what it's worth to you, and the best offer on the right terms takes it home.

THE GOOD STUFF:

1. The view does all the talking. You get river, bridge and mountains from the kitchen bench, the dining table and the main bedroom. Your morning coffee will go cold at the window most days, and you won't

4 2 8

FOR SALE
Expressions of Interest

VIEW
By Appointment

AGENTS

Ant Manton
0408 621 856
antmanton@ljhpinnacle.com.au

Zac Flanagan
0466 685 937
zflanagan@ljhpinnacle.com.au

AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



mind.

2. Two and a bit acres you can actually use. It's flat and fenced, with room for the kids, the dog, a veggie patch and the trailer that's been taking up half your driveway for years.
3. The shed. It's 8m x 12m with four bays, a concrete floor and power. Three bays are 2.25m high and one is 2.7m, so the caravan finally has a home. This is usually where the tour goes quiet.
4. Parking for nine. Between the shed and the long concrete apron, the Christmas crowd won't be parking on the lawn.
5. A central courtyard that's planted, paved and out of the wind. In Tasmania that's the difference between a courtyard you look at and one you actually sit in.
6. The kitchen. It has an island bench, a walk in pantry and a dishwasher, and it opens straight onto the dining area and the view. It's built for a crowd, whether they've been invited or not.
7. A living room with a wood heater and a full wall of glass. On a winter night you get the fire going and watch the Bridgewater lights come on across the water.
8. Every window was replaced in May 2024 with double glazed uPVC. That means warm in winter, quiet all year, and it's already paid for.
9. A main bedroom that works as a retreat, with a walk in robe, its own ensuite and the water in view from the bed.
10. A whole second wing downstairs, with a family room, fourth bedroom, office and separate WC. It suits teenagers, guests, in laws or working from home, and nobody gets under anyone's feet.
11. Fifteen minutes to the GPO. You can still make the school run and the 9am meeting, then come home to the paddock, the shed and the quiet.

THE BORING-BUT-IMPORTANT BITS:

1. Bed / bath / car: 4 bedrooms, 2 bathrooms plus a separate WC, 9 car accommodation.
2. House size: approximately 229m² under roof across two levels.
3. Land size: 9,464m², roughly 2.34 acres, on Volume 175957 Folio 2, Lot 2 on Sealed Plan 175957.
4. Year built: 1970, and comprehensively modernised since.
5. Construction: rendered brick veneer with roof decking.
6. Zoning: Future Urban under the Glenorchy Local Provisions Schedule, within the Black Snake Rural Village Specific Area Plan. Planning enquiries are welcome and we'll point you to the council.
7. Services: town water, sewer, underground power and NBN fibre, with strong mobile coverage.
8. Heating and cooling: three Fujitsu heat pumps plus a wood heater in the lounge. Hot water is electric, two units.
9. Outbuildings and extras: 8m x 12m four bay powered shed, 3m x 3m garden shed, extra storage under the house, BBQ area, irrigation to most boundaries, alarm and eight cameras.

10. Council and rates: Glenorchy City Council, approximately \$3,080 per year. Median asking rent in Granton is around \$685 per week for a house.

11. Price and process: Expressions of Interest. Submit yours at any time on the form provided, with your price, deposit, finance position and preferred settlement date. Each one goes to the Owners as soon as it comes in. The Owners may accept an offer at any time, so don't sit on yours. Vacant possession at settlement.

Inspections are by private appointment only, at the Owners' request. You'll have the place to yourself for as long as you need, without a queue at the front door.

Call or text to book a time, including evenings and Sundays.

Granton had twenty two house sales in the year to May 2026. Only a handful were acreage with a finished home and a shed like this one. Expressions of Interest are open now, and the Owners can sell to the first offer they like. Don't leave it until it turns up in the sold section.

Contact: Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

Onwards and upwards to your next country chapter!

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

Photography and floor plan by Next Creative. Areas, ages, rates and distances are approximate and should be independently verified.

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	WSJ1F
Property Type	House
House Size	229 m2
Land Area	9464 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Alarm
	Fire Place
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhpinnacle.com.au

Zac Flanagan 0466 685 937

Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au





15 Dickenson Drive, Granton

Approx. house area: 229 sqm

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

Real Estate Marketing by nextcreative.com.au

