



20 Glenhope Road, Granton

Granton - Entertainer On A Hectare, Where The Pool Party And The Pony Paddock Share A Fence Line

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

Some homes give you a house. This one gives you a whole way of living.

A fully renovated five bedroom home, a separate entertaining pavilion with its own bar, a glass fenced pool, and a full flat hectare of post and rail fenced land looking north over the Derwent. Twenty minutes from Hobart and almost impossible to find twice.

THE GOOD STUFF...

- The pavilion is the party, and it never gets rained out. A separate entertaining building with a built in bar, a table that seats a dozen and stacker doors that fold away on both sides, so the pool, the deck and the dance floor become one room. Twenty five people, a long Saturday, and nobody has to stand in your kitchen.

5 2 8

FOR SALE

Offers Over \$1.35 Million

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.



- A pool that makes you the favourite house in the family. In ground, glass fenced, with a full sun deck for the loungers and a mountain skyline behind it. String the festoon lights on, and a Tuesday afternoon feels like a holiday you did not have to book.
- A full hectare, flat, fenced and ready for hooves. Roughly two and a half acres of genuinely usable land, wrapped in classic black post and rail. Not the steep scrubby kind that only the neighbours' goats enjoy. Bring the horses, run the float up the driveway, and let the kids ride to the back fence before dinner.
- A kitchen with a view worth burning the toast for. Black stone benches, an island with seating for six, a walk in pantry and wall ovens, wrapped in a curved wall of glass that hands you the Derwent, the valley and the mountains while you cook. Christmas lunch has never had better staging.
- Five bedrooms, so nobody sleeps on the couch. A generous master with walk in robe and ensuite, robes to the rest, and enough room for the kids, the grandparents and the friends who stayed one drink too long. The nursery works, the teenager gets their own corner, and the guest room is not an office pretending.
- The renovation is done, and you did not have to live through it. Built in 1998 and taken back and finished properly by the current owners, so there are no tradies to book, no quotes to chase and no dust in your morning coffee. Bring the furniture and the animals, that is the whole list.
- A wood heater, a wall of glass and the best seat in the house. The living room runs to a fireplace and a leafy outlook, with reverse cycle for the shoulder seasons. Winter here is a real fire, wet boots at the door and nobody in a hurry to go anywhere.
- A sauna and an exercise room, because why not. Two rooms most homes at this level simply do not have. Train in the morning, sweat it out after a cold Tasmanian day, and skip the gym membership entirely.
- Space for every single toy you own, and the ones you are yet to buy. A workshop, sheds, storage and a driveway that swallows the van, the boat, the float and the trailer without a three point turn. The bloke who has been parking the camper on the street will get emotional.
- The alfresco kitchen means you never miss the conversation. A built in BBQ zone right off the pool terrace, so the cook stays in the party rather than shouting through a servery window. Long summer nights out here are the reason people will keep asking when the next one is.
- Granton, which is close to everything and quiet as anything. Bridgewater shops five minutes up the road, Claremont and Woolworths around seven kilometres, and the Hobart CBD roughly twenty three minutes down the Brooker. Country feel, city commute, zero compromise.

THE BORING-BUT-IMPORTANT BITS...

- Bed, bath, car: Five bedrooms, two bathrooms, two car spaces

plus generous acreage parking for the van, boat, float and trailers.

- House size: Approx. 192m²; on the marketed floor plan, with approx. 263m²; under roof once the covered outdoor areas are counted.
- Land size: 1.01 hectares, approx. 10,070m²;; roughly two and a half acres of flat, usable, post and rail fenced land.
- Title: Freehold, Volume 120165 Folio 1, Lot 1 on Plan 120165. Clean and straightforward.
- Year built: 1998, and fully renovated since by the current owners, so the finishes are current and the work is behind you.
- Construction: Brick, single level living throughout, with no stairs to negotiate anywhere in the home.
- Zoning: Rural Living Zone A under the Tasmanian Planning Scheme, Glenorchy Local Provisions Schedule, the zone acreage buyers look for.
- Heating and cooling: Wood heater to the living room plus reverse cycle air conditioning, so every season is covered.
- Outdoor improvements: In ground pool with glass fencing, separate entertaining pavilion with bar, alfresco BBQ kitchen, sauna, exercise room, workshop, sheds, storage and water tank.
- Council: Glenorchy City Council. Rates, title, plan and the full contract pack are available on request.
- Price: Offers Over \$1,450,000. Rental appraisal available on request for the investors doing the sums.

Granton put twenty one houses on the market in a whole year, five of them above a million, and almost none of them renovated on a usable hectare.

This is the one those buyers have been waiting for, and it will not sit around waiting for them.

Book your inspection before someone else books the first pool party.

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!"

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	WDJ1F
Property Type	House
House Size	218 m2
Land Area	1.01 hectare

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





20 Glenhope Road, Granton

Approx. house area: 192 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

