

**10 Grayling Avenue, South Hobart, Tas 7004**



**House For Sale**

Tuesday, 6 February 2024

10 Grayling Avenue, South Hobart, Tas 7004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 780 m2**

**Type: House**



Sam Towns

0405107542

**\$935,000 - \$985,000**

Privately tucked away in the foothills of Mount Wellington is this beautifully presented family home that combines natural materials with contemporary design to create a distinctive sanctuary just minutes from the city.- Peaceful and private setting, 10 minutes from the city- Elevated position with scenic mountain & river views- Light-filled and generously sized open plan living zone- Perfectly positioned timber deck, ideal for entertaining- Spacious kitchen with ample bench and storage options- Beautifully presented bedrooms with large picture windows - Contemporary family bathroom with beautiful bathroom- Lower level space ideal for second living space or bedroom- Low maintenance, private landscaped native garden- Close to local schools, services, bus routes and shopsYear Built: 2007Construction: TimberRoof: ColourbondAnnual Council Rates: \$2440 approximatelyAnnual TasWater Rates: \$1250 approximatelyRental Appraisal: \$595 - 650 per week