

11 Grandview Court, Howrah, Tas 7018

PETERSWALD
for property

House For Sale

Wednesday, 3 April 2024

11 Grandview Court, Howrah, Tas 7018

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 595 m2

Type: House



Nick Morgan
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Luci Scutt
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\$845,000+ price range

Perfectly positioned within a peaceful cul-de-sac in one of Hobart's premier suburbs sits an impressive family property filled with all-day sunshine and spectacular vistas synonymous with its Grandview Court address in Howrah. The spacious residence spans two generous levels, each with living areas, whilst bathing in abundant sunshine. Ducted heating and cooling is throughout the home to keep a constant and cosy temperature. The upper-floor features an open-plan lounge with combined dining, where timber look flooring meets carpet. Downstairs, a large rumpus room provides further family space. From the upstairs lounge and dining space, enviable vistas are framed by extensive glazing, while inviting plenty of natural light and warmth to flood the space. Incorporated within, the contemporary kitchen comes fully equipped with premium appliances, ample storage, and roomy benchtops. Ideal for entertaining, a sun-drenched deck extends indoor living outdoors seamlessly, providing the perfect place to host family and friends with an ever-changing, iconic Hobart backdrop. Sumptuous accommodation comprises of four bedrooms, each brimming with light, with three inclusive of built-in wardrobes. The generous master comes complete with a stylish en-suite, with a shower, vanity, and a toilet. The main bathroom is centrally located on the upstairs level, and features a bath, shower, and a vanity. Two separate toilets service the home, one on each level. The large laundry enjoys direct outdoor access, and plenty of space for everyday essentials. A garage provides secure housing for a vehicle, with internal access, and there is further off-street parking within the driveway. Adjacent, a large utility space doubles as a workshop, or could be utilised as a home office. There is plenty of storage throughout, including beneath the house. The grounds of the property are extensive and feature low-maintenance gardens filled with established trees and shrubbery, along with a fully fenced lawn area within the backyard for the safety of children and pets. Offering sensational views and endless Eastern Shore sunshine, coupled with expansive family living in a modern setting, this outstanding home in the heights of Howrah provides a superior level of comfort in a highly sought-after location. Council rates: \$2,096 pa approx Water rates: \$1,300 pa approx Rental estimate: \$680 - \$695 pw approx Year built: 1983 Construction: Brick