

22 Grayling Avenue, South Hobart, Tas 7004

House For Sale

Tuesday, 7 May 2024



22 Grayling Avenue, South Hobart, Tas 7004

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1937 m2

Type: House



Nina Schubert
0404998809



Tay Smook
0480197558

Offers over \$1.6 million

Introducing this architectural masterpiece nestled in the heart of South Hobart, where modern luxury meets natural beauty. This impressive residence was meticulously crafted in 2008 and is set on a sprawling 1937m² parcel of land enveloped by lush bushland and verdant greenery, offering a tranquil escape from the hustle and bustle of city life yet only minutes to Hobart CBD. From its elevated position, this residence offers breathtaking views of Kunanyi, providing a picturesque backdrop from almost every room and all-day sun. With a flexible floorplan offering up to 3-4 bedrooms, this stunning home caters to a variety of lifestyles, whether it be for a growing family or those seeking space for work and relaxation. Upon entering, you are greeted by a striking rammed earth and spotted gum façade, setting the tone for the impeccable craftsmanship found throughout. Solid timber features, high raked ceilings, and double-glazing throughout create an atmosphere of elegance and warmth. The heart of the home lies in the open-plan kitchen and dining area, where bifold doors connect indoor and outdoor living spaces perfectly. The timeless kitchen, complete with an island bench, is designed for both functionality and style, perfect for family gatherings and entertaining. Meanwhile, the adjacent living room exudes coziness with its woodfire and offers access to the wrap-around deck, ideal for enjoying the serene surroundings. The main bedroom boasts corner glazing with stunning mountain views and an ensuite bathroom featuring a bathtub with a vista that is simply breathtaking. Two additional bedrooms on the same level offer built-in wardrobes and share a combined family bathroom and laundry. Upstairs, a versatile space awaits, perfect for use as a fourth bedroom or home office, offering endless possibilities to suit your needs and takes advantage of the incredible views of Kunanyi. Outside, the low-maintenance grounds feature a fire pit area amidst the bush setting, providing the perfect spot for outdoor gatherings and relaxation. With off street parking for up to 5 cars, and a spacious shed/workshop or home office space separate from the house, this quality home in sought-after enclave is sure to impress. • Heating: Electric and wood • Annual council rates: \$3000 pa (approx) • Annual water rates: \$1164 pa (approx)