

**40 Grevillea Avenue, Old Beach, Tas 7017**



**House For Sale**

Monday, 8 January 2024

40 Grevillea Avenue, Old Beach, Tas 7017

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1068 m2**

**Type: House**



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## Offers Over \$795,000

This beautiful family residence boasts an incredible view overlooking the River Derwent, Mount Wellington, and stretching to the Northern Suburbs. Offering ample space, contemporary amenities, and a secure, spacious yard, this home is perfect for a growing family to move in and unwind. Upon entering, you're greeted by a vast, sunken open-plan living area that invites you to enjoy the breathtaking views. High ceilings and large windows flood the space with natural light. The expansive modern kitchen provides generous storage, high quality appliances—including gas cooking—and a sizable walk-in butler's pantry. A heat pump ensures comfortable temperatures year-round. The home features four dedicated bedrooms, conveniently sectioned off from the primary living spaces by a small number of steps and short hallway. The main bedroom resides in a secluded area of the house, offering a spacious walk-in robe and a stylish ensuite, along with direct access to the deck. Two of the remaining bedrooms include built-in robes. The large family bathroom includes a shower, bath, vanity, and toilet, while the European laundry is discreetly tucked away behind sliding doors. A substantial deck wraps around the front, perfect for soaking in the sunny aspect and stunning views or hosting summer BBQs with friends and family. The low-maintenance, fully fenced yard creates a safe and secure area for kids and pets. Dual concrete driveways, one leads to a large double garage with a remote-controlled roller door, the other conveniently at the front of the home for easy parking and access. Old Beach, approximately 20 minutes from the CBD or 15 minutes from Eastlands and Northgate Shopping Centres, offers an ideal location for those seeking a fantastic family home. With scenic walking tracks around the water and convenient local shops nearby, Old Beach continues to grow in popularity and its not hard to see why.

- Large, well-situated family residence
- Breathtaking views of River Derwent and Mt. Wellington
- Well-equipped, spacious kitchen with high-quality appliances and ample storage
- Gas cooking and a spacious walk-in pantry
- Bright, open-plan living area with easy access to the front deck
- Four spacious bedrooms, two featuring built-in closets
- Master bedroom boasting a walk-in closet, stylish ensuite, and deck access
- Sizeable family bathroom alongside a European laundry
- Low-maintenance, secure yard perfect for kids and pets
- Concrete driveway leading to a double garage
- Just 15 minutes away from Eastlands and Northgate shopping centres
- A convenient 20-minute drive from Hobart CBD
- Council rates approx. \$1,500pa
- Water rates approx. \$1,000pa
- Rent appraisal \$500 - \$575pw