

**19/630 Main Rd, Granton, TAS, 7030**

PETERSWALD  
for property

## **Apartment For Sale**

Friday, 30 August 2024

19/630 Main Rd, Granton, TAS, 7030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Stylish sun-filled living with stunning views

Upon entry through the private gated garden, you are met with expansive views of the River Derwent that draw you towards the full width windows framing the picturesque outlook. With level entry, this modern unit has been upgraded by the current owners to include stylish landscaping, fresh paint and wallpaper, new light fittings throughout and a walk-in pantry.

The large kitchen is open to the living area and features a neutral colour scheme, quality appliances, ample bench space, walk-in pantry and additional storage, all with a view to the water.

The lounge and dining room flow through to the front garden, set for entertaining with paving and newly planted gardens to enjoy. Private and gated, this is the perfect place to enjoy the outdoors while being low maintenance and secure.

Raked ceilings throughout create a sense of space and style. The master bedroom has a walk-in robe and the second enjoys floor to ceiling wardrobes. The family bathroom has a separate bath, high ceilings and spacious layout. There is an abundance of additional storage throughout, including a large attic area and a separate secure storage room with handy shelving.

There is a reverse-cycle air conditioner for year-round climate control, shade blinds, double glazing and sleek steel mesh screen doors. Parking is undercover at the front entry with your own carport, there is also ample visitor parking available on site.

- Stunning views over the River Derwent
- Private and spacious, low maintenance living
- Open plan living with stylish appeal
- Modern kitchen with walk-in pantry and quality appliances
- High ceilings and reverse cycle air conditioner
- Large double glazed windows showcasing all day sun and expansive views
- Two generous bedrooms, master with WIR and access to main bathroom
- Stylish family bathroom with separate laundry
- Private courtyard with low maintenance garden
- Additional storage in loft and storage room

Year built: 2016

Rates: \$1,750 per annum approx

Water rates: \$890 per annum approx

Body Corporate: \$2,000 per annum approx including building insurance and common area maintenance.

Rent appraisal: \$500 - \$520 per week

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