

Sold



78 Atkinsons Rd, Grindelwald



Lifestyle Personified

A rare find in the current market, this impressive family home provides the ultimate 'tree change', with quality accommodation and magnificent surrounds.

Split over three levels, the house has a truly unique floorplan that offers a flexible living arrangement along with space and privacy to relax. The front door opens into an entry foyer that leads off, left and right, to separate wings of the house. There are three double bedrooms (two upstairs), two bathrooms, and an expansive laundry on the lower level that could double as a butler's pantry.

The house is naturally light and bright. The open plan kitchen and spacious living area serves as the heart of the home. The high timber ceilings, large windows and green leafy outlook offer a wonderful sense of calm. A woodfire heater (plus heat pump) gives this open space a warm Scandi vibe. It leads out to an undercover alfresco area, perfect for year-round entertaining. The gardens offer near-complete privacy from neighbours and are full of bird life.

There is plenty of storage throughout the house along with the garage (with internal access) and numerous outbuildings, including a dog run. There is room to park the boat and caravan in the double carport or the driveway.

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Price SOLD for \$775,000

Property Type Residential

Property ID 441

Land Area 2,330 m2

Floor Area 161 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



78 Atkinsons Road was built in 1993 and the property remains in exceptional condition. A 'Pre-Sale Building Inspection Report' has already been completed. West Tamar Council has confirmed that due to the substantial land size a cleverly designed ancillary dwelling (granny flat or studio) could be built on the grounds.

Perfectly located in beautiful Grindelwald and only a short drive from Legana, the Tamar Valley and Launceston CBD, this property offers something special. Call Rae today to find out more.

Annual West Tamar Council rates approx \$1800.00

Annual Taswater rates approx \$1152.00

Rental Assessment \$620.00 - \$650.00 per week

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