



## 22 Gourlay Street, BLACKMANS BAY, TAS 7052

Large two-storey home with room for the whole family

You will never have to sacrifice space, comfort or convenience when it comes to this large two-storey family home. Multiple light-filled living spaces await, both inside and out, while the sparkling River Derwent views and sought-after location all combine to create a versatile and inviting property that will tick every box on your wishlist.

The main gathering spaces are perched on the upper level and take full advantage of

**TYPE:** Under Contract  
**INTERNET ID:** R24525692  
**SALE DETAILS**  
**Offers over \$795,000**

the glorious outlook. Here, you will find an open-plan kitchen and dining area that flow freely into the living space and out to the generous balcony. Wrap-around benchtops and an abundance of storage are all yours in the kitchen plus there's breakfast bar seating where guests can gather as you cook up a storm.

Three bedrooms, all with dual built-in robes, and two bathrooms are set on this main level, including your main bedroom with its own ensuite and more of those elevated views. Downstairs, a fourth bedroom, with a built-in robe, is ideal for older children or guests and there's an expansive rumpus with a powder room and a built-in bar that extends the layout even further.

A large and functional laundry/utility room is also on offer and there's an attached double garage, with automatic doors, under-stair storage and a new heat pump for year-round comfort. Outside, the low-maintenance yard means you can spend more time doing what you love while the convenient location ensures you'll never have to travel far to access everything you could ever need.

A short drive from your new home will take you to the popular Blackmans Bay Beach, and you'll also be just moments from busy local shops, including Bayview Market, home to the vibrant Hill Street Grocer. For families, schools, parks and bus stops are ideally located just minutes away, and you're approximately 20 minutes from the Hobart CBD.

- Land Area 283.00 square metres
- Building Area: 267.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage

#### CONTACT DETAILS

**Elders Hobart**  
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HOBART, TAS  
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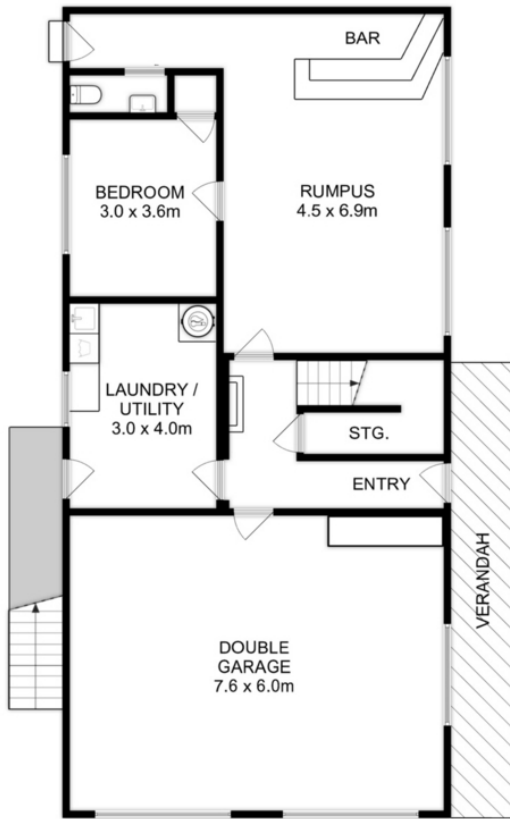
**Todd Stevenson**  
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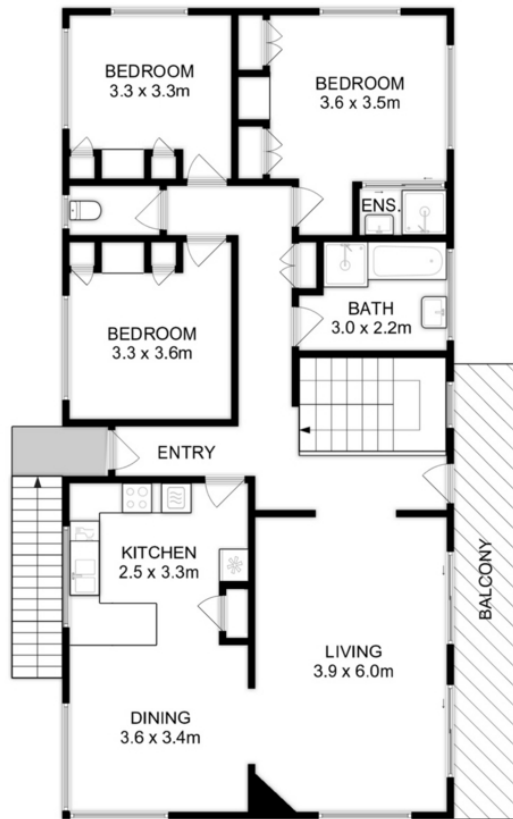








LOWER LEVEL



UPPER LEVEL



Total Approx. Floor Area : 267 sqm  
(Including Garage)

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com