



27 Rowbottoms Road, GRANTON, TAS 7030

A rare fusion of heritage, luxury & lifestyle income

Set on 1.8 hectares overlooking the Derwent River and nestled along Tasmania's Vineyard Trail, 27 Rowbottoms Road is a landmark estate offering elegant living, artisan craftsmanship, and dual-income flexibilityâ##just outside Hobart.

Originally built as a premium guesthouse, this 706m² sandstone residence is now a stunning family retreat with exceptional earning potential. The upper-level features

TYPE: Sold

INTERNET ID: R24562128

SALE DETAILS

Offers over \$1.9 million

three spacious bedrooms, a media room or fourth bedroom, office, and expansive open-plan living. A custom Tasmanian myrtle kitchen, handcrafted by the owner, is complemented by granite benchtops, a Smeg double oven, and refined Federation-style finishes throughout.

Downstairs, two self-contained 2-bedroom guest units each include private kitchens with striking, black-hearted sassafras cabinetry and separate entrances—ideal for Airbnb, long-term rental, or multigenerational living. Estimated rental returns reach up to \$1,840/week or \$360/night per unit, with strong upside through broader marketing.

Guests and residents enjoy resort-style amenities including a heated indoor pool (30°C year-round), sauna, and gym—all powered efficiently for approx. \$6/day. Climate control is carefully zoned, with wood heating upstairs and reverse-cycle downstairs.

Surrounded by native gardens and Derwent River views, this handcrafted sandstone sanctuary blends timeless Tasmanian heritage with modern sustainability and lifestyle freedom.

A unique opportunity to live, earn, and grow—all in one breathtaking estate. Private viewings essential.

- Land Area 1.87 hectares
- Building Area: 706.00 square metres
- Bedrooms: 8
- Bathrooms: 4
- Car Parks: 6
- Double garage

CONTACT DETAILS

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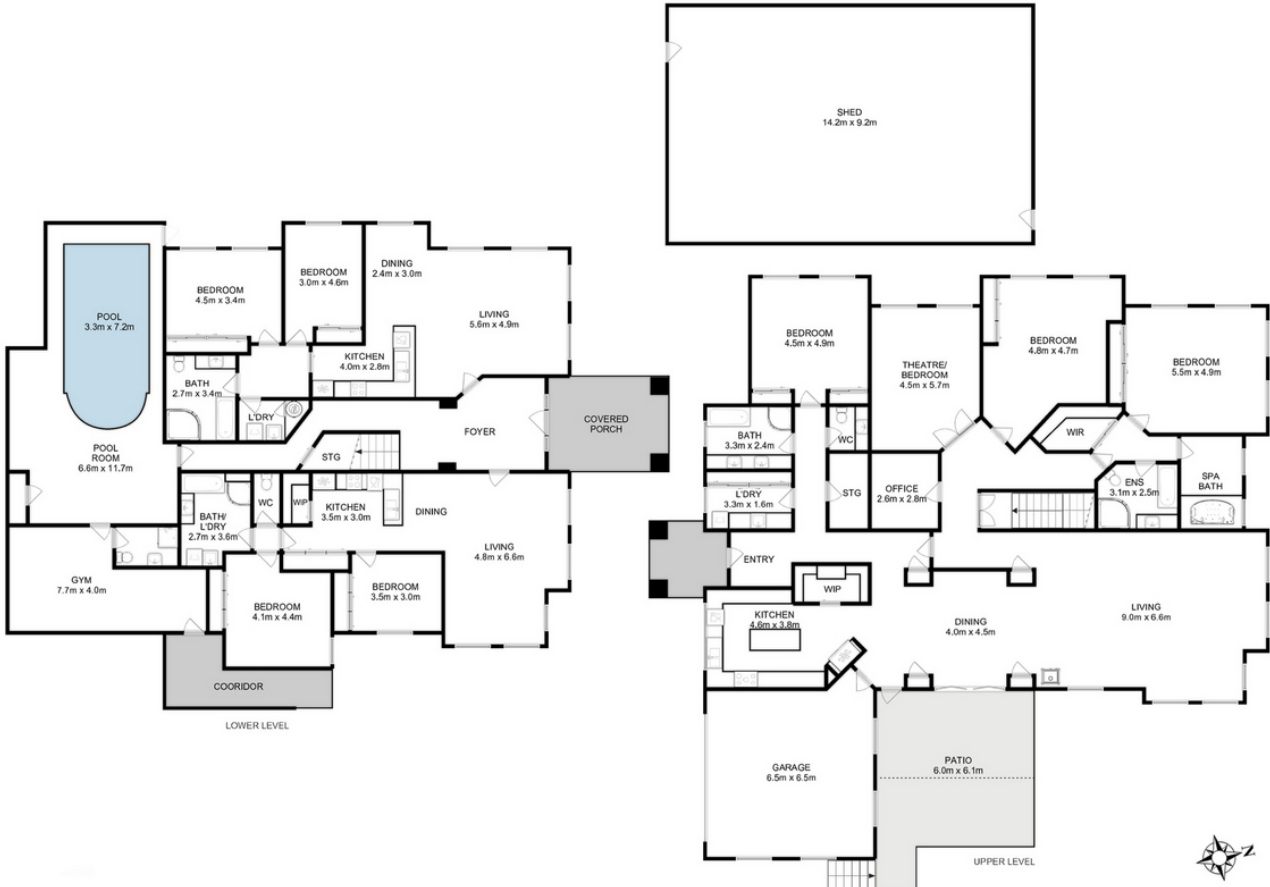
Renee Vanson
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Total Approx. Floor Area : 722 sqm
 Total Approx. Outbuilding Area : 131 sqm

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