



22 Gardenia Grove, SANDY BAY, TAS 7005

Contemporary family home

Privately positioned in a quiet cul-de-sac on a generous 1015sqm allotment, this light-filled and spacious home offers elevated living with views across Sandy Bay to the River Derwent. Offered to the market for the first time, this home is solidly constructed with Tasmanian oak frame, James Hardie cladding, and a brand-new ModWood deck, a timeless combination of durability and style.

TYPE: For Sale

INTERNET ID: R24778506

SALE DETAILS

Offers over \$1,390,000

The home is designed for relaxed family living with a flexible two-level floorplan. The upper level forms the heart of the home, where open-plan living, dining, and a well-equipped kitchen flow seamlessly to the expansive deck, the perfect spot to unwind or entertain while taking in the ever-changing river vista.

The primary suite enjoys river views and a private ensuite, while two additional bedrooms with built-in wardrobes are serviced by a central bathroom with a bathtub. Downstairs, the fourth bedroom adjoins the second living room with bathroom, or fifth bedroom if required offering flexibility for growing families or guests.

Full insulation to the floors, walls, and ceilings, along with natural gas central heating and cooling, ensures year-round comfort. Enjoying a sunny orientation and tinted comfort glass windows, the home remains naturally warm throughout the day. A large storeroom adds valuable functionality, while recently sanded and re-coated hardwood floors enhance the home's warmth and character.

The landscaped backyard is designed for low-maintenance living and features a garden shed, pizza oven, and a rear fence line that blends seamlessly into the natural bushland beyond – the perfect setting for relaxed alfresco entertaining. A double garage with internal access and additional off-street parking adds amenity.

Desirably located within easy reach of excellent schools, UTAS, childcare centres, and the caf  s and shops of Lower Sandy Bay, this tranquil pocket offers a peaceful urban lifestyle just ten minutes from Hobart's CBD.

- Land Area 1,015.00 square metre
- Building Area: 258.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 1
- Double garage
- Ensuite

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

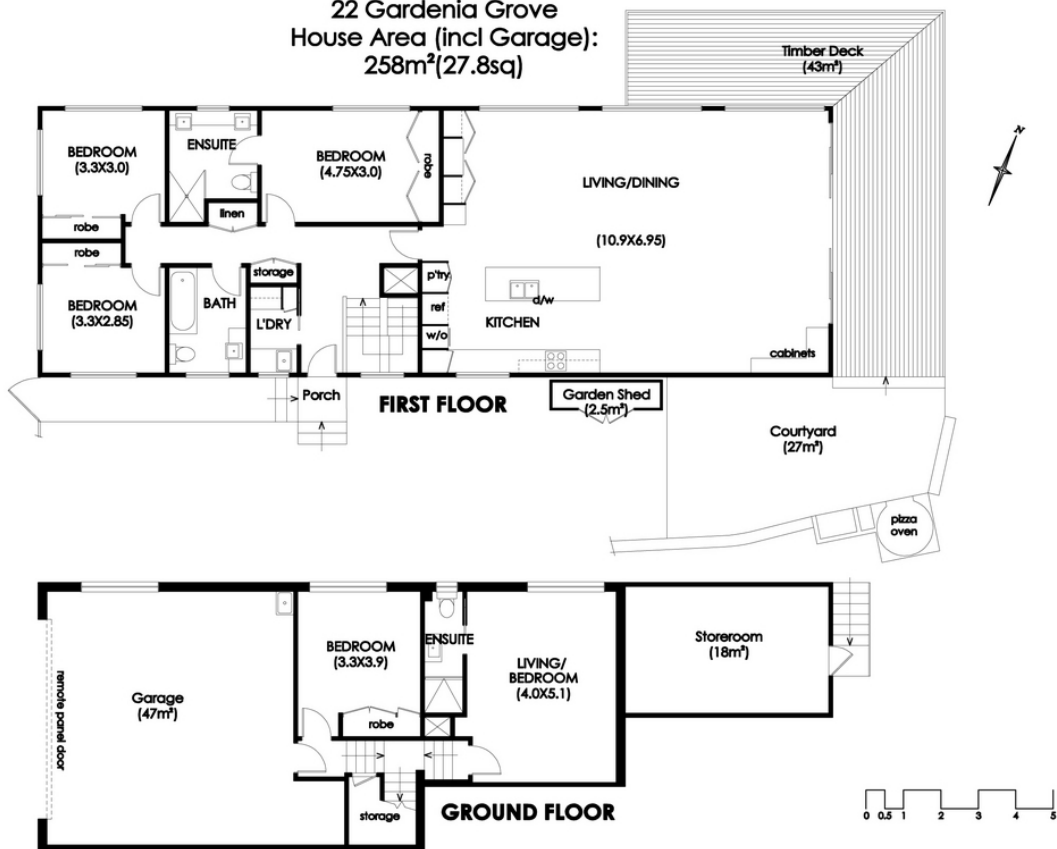
Abi Freeman
0438 291 301







SANDY BAY
22 Gardenia Grove
House Area (incl Garage):
258m²(27.8sq)



IMPORTANT: measurements are approximate-interested parties need to verify