



2 Sanctuary Road GRANTON, TAS 
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## Immaculate family living with uninterrupted sanctuary views

Set in a sunny position with a tranquil outlook over Gould's Lagoon wildlife reserve, this quality-built three-bedroom property has plenty of room for the whole family and is immaculately presented, both inside and out.

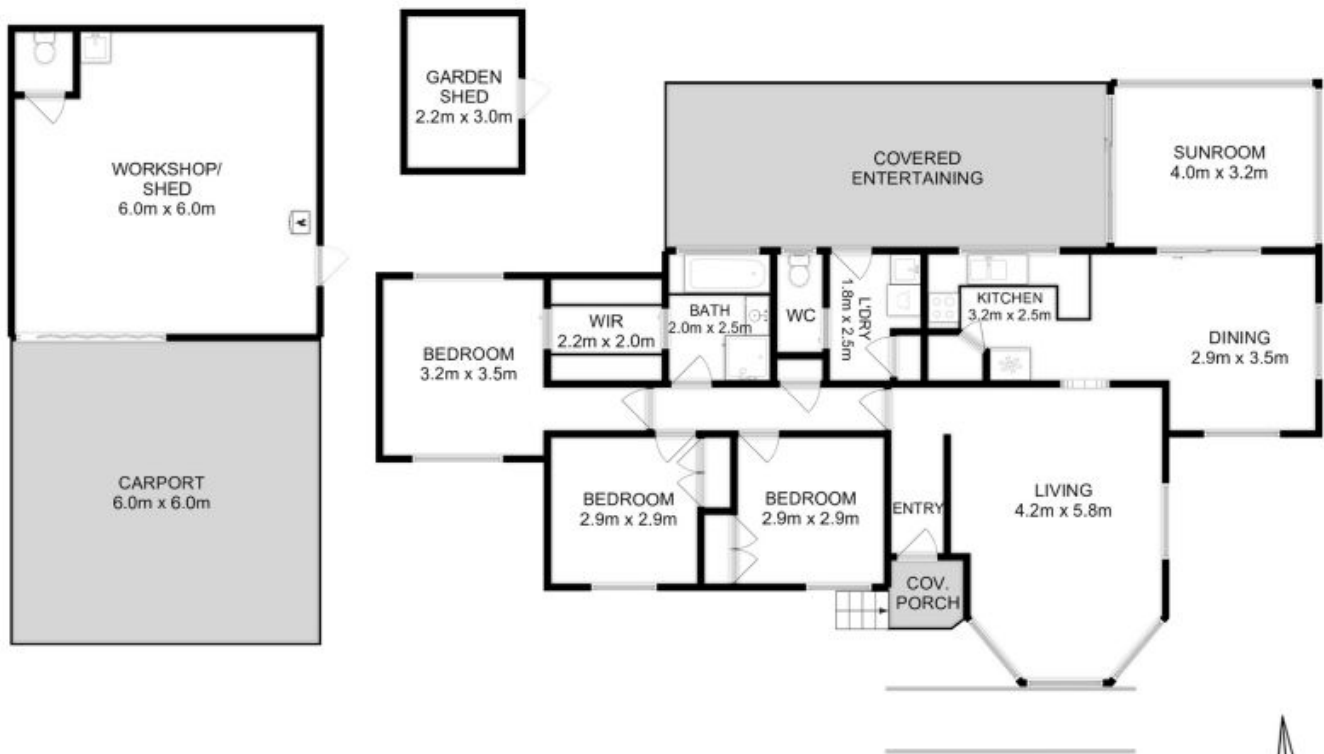
Make yourself at home in the inviting and comfortable living room with a bay window that provides an abundance of natural light and makes a feature of the beautiful water view. There is also a reverse cycle air conditioner to keep the place at an ideal temperature all year round.

The sizeable 885sqm block has an established and incredibly neat garden with a great lawn area contained in the fenced rear yard - heaven for active kids and pets to play in. Big kids will love the double lock-up garage and carport, which with a toilet and wood fire, ha

**Council Rates:** \$2,000.00/year (approx)  
**Water Rates:** \$1,100.00/year (approx)

**Warwick Page**  
 Director & Real Estate Agent

0474122717



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

Approx. floor area : 127 sqm  
 Approx. outbuilding area : 43 sqm

