



FOR SALE

EVERYTHING IS AT YOUR FINGERTIPS

It's all about location, location, location! Within 18 minutes from the Hobart CBD and minutes from the new Glebe Hill shopping centre, this low maintenance and inviting home is a place where you truly benefit from the convenient location. Perched on a sun-drenched residential block size of 751sqm and built in 1972, is this much loved and cared for family home awaiting its new family to call home.

Here are just some of the property features:

- Expansive kitchen with breakfast bar and dishwasher
- Open flow through areas from living to dining
- Nothing to do - freshly painted, new window furnishings etc..
- Reverse cycle heating and cooling
- King size master with built ins
- Central bathroom with separate shower and bath
- Garage with workshop area, under house storage, garden shed
- Large balcony, paved courtyard area for outside entertaining
- Separate laundry with outdoor access
- Fully fenced big backyard for the children and pets to play
- The kitchen garden is a permaculture delight - fruit trees/veggies
- Walking distance to reliable public transport system
- 5-minute drive to Shoreline Plaza
- 11-minute drive to Eastlands: Tasmania's largest shopping centre
- 17-minute drive to Hobart International Airport
- 10-minutes to the clean swimming waters of Frederick Henry Bay

Rokeby is a fast-growing suburb, filled with fantastic parks and recreation spaces, along with numerous shops, cafes, and essential services. The newly opened Glebe Hill Estate with major supermarkets and medical facilities is located nearby. Within walking distance to Howrah Sunrise Early Learning Centre, John Paul II Catholic Primary and Bayview Secondary College, you'll also find other private and state schools within close proximity.

Properties rarely become available in this quiet sought-after road, so don't miss out on this opportunity – make your move to Rokeby, TAS today and experience the perfect family lifestyle. Call Racquel now!

3 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$575,000

OPEN FOR INSPECTION:

N/A



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