

# 14 Holmes Road, Roland, Tas 7306



## House For Sale

Thursday, 25 January 2024

14 Holmes Road, Roland, Tas 7306

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1108 m2**

**Type: House**



Gerald Davies  
0364911499



Corinne Nicholson  
0488611968

**\$350,000**

Welcome to one of the original railway homes in Roland. Nestled in the tranquil rural village, this two bedroom cottage exudes character and more. Built in 1950, this home has undergone significant upgrades. Some wiring has been modernized, and the entire interior boasts new paint, flooring, and a renovated bathroom. The kitchen has been transformed with upgraded appliances and a stylish island benchtop. Connected to a 5000g rainwater tank and septic, this property offers cost-effective everyday living. The open plan living, dining, and kitchen areas create a warm and inviting atmosphere. Enjoy the coziness of a freestanding wood heater in the kitchen. With a single carport attached to the southern side, a spacious 3 x 4.5m storage shed, this property is both practical and charming. With views of Mount Roland and 10 minutes from the township of Sheffield, a short drive to Tasmazia and Lake Barrington and 25 minutes from the CBD of Devonport, this home offers a perfect blend of convenience and serenity. For those seeking a lifestyle change with stunning views, contact Gerald or Corinne today. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.