

# 21 Rowitta Road, Lindisfarne, Tas 7015

## Sold House

Wednesday, 21 February 2024

21 Rowitta Road, Lindisfarne, Tas 7015

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 567 m2

Type: House



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## Contact agent

Elevated above Lindisfarne to capture panoramic vistas across the Derwent River, Tasman Bridge and kunanyi/Mount Wellington sits an impressive, contemporary family home in a highly sought-after Eastern Shore location. The expansive residence sprawls across two generous levels, with family living spaces within each floor. The ground-level is home to a sumptuous lounge, complete with custom-built entertainment unit, with rich timber flooring, and large windows framing the enviable views. Further along, a casual sitting room and dining area bathe in abundant sunshine. The lower-ground floor features a large rumpus room, where indoors spill out to a paved patio area. The upstairs living room extends to a sun-drenched verandah, where the stunning views are best enjoyed over a morning coffee or an evening glass of wine. A modern kitchen has been recently updated, and comes fully equipped with high-end appliances, ample storage within glossy cabinetry and a large pantry, and granite benchtops, including a breakfast bar. Comfortable accommodation comprises of four generous, bright bedrooms, two on each floor, and each inclusive of built-in wardrobes. There's also a cosy study on the lower-ground level, offering a private space to work from home. The residence is well-serviced with a bathroom on each level. Upstairs, the recently remodelled bathroom contains a bath, shower, and a vanity, with a separate toilet adjacent. Downstairs, there is a shower, vanity, and a toilet. A large laundry features ample storage, and room for necessary appliances, with additional storage space in nearby linen closets. Entertaining options are numerous, with a combination of sun-drenched and sheltered outdoor spaces. An enclosed courtyard provides a secluded area to host family and friends, and leads through to the backyard, with a paved patio amid the lush, garden surrounds. The extensive grounds are fully fenced, and filled with flourishing florals, leafy trees, and established greenery, with manicured lawns, citrus trees, and raised vegetable beds offering fresh, seasonal produce. A garden shed is on-hand for the ease of outdoor care, and storage. A secure garage, with internal access, provides housing for a vehicle, and there is ample additional off-street parking within the driveway. Further storage can be found beneath the house, accessed from the garage. Occupying a prized position above the waterside suburb, within walking distance to Lindisfarne Village with major supermarkets, shops, cafes, restaurants, child care, schools, services, and the foreshore, this remarkable residence offers a superior level of family comfort and convenience, with a breathtaking backdrop of Hobart icons. Council rates: \$2,156 pa approx Water rates: \$1,200 pa approx Rental estimate: \$720 - \$750 pw approx Construction: Weatherboard Year built: 1963