

**26 Driscoll Street, Rosetta, Tas 7010**

RIPPLE

**Sold House**

Monday, 14 August 2023

26 Driscoll Street, Rosetta, Tas 7010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 794 m<sup>2</sup>**

**Type: House**

## Contact agent

Ideally positioned close to the many amenities of Rosetta and Hobart's northern suburbs, this neat and tidy three-bedroom property is full of potential for the right buyer. So, bring your ideas and creativity to reimagine this house as your dream home! Step into the inviting living/sitting room, which has a cosy wood fire as well as a reverse cycle air conditioner, for comfortable conditions throughout every season. This is a fantastic space to entertain in, or for the family to relax together. An NBN connection is already established, and if you plan to modernise - get excited about the Tas Oak floorboards preserved under the carpet now! The kitchen is a dream if you love the retro look, and with a clean and functional presentation, plans to spruce up its original condition can be made at your leisure. All three bedrooms are light and spacious, and there's a family bathroom, separate toilet, laundry facilities, and hallway storage as well. Outside is a single garage with a remote roller door for secure parking or extra storage. The sheltered patio can be easily accessed from the kitchen or via glass sliding doors in the sitting room and is a wonderful spot to sit and soak up a little sun or oversee activities in the generous backyard. Keep the low-maintenance grounds as they are, start a veggie garden or create a haven for kids to play - the choice is yours. Rosetta offers a quiet and convenient lifestyle - with central Hobart only fifteen minutes away, Glenorchy's retail precinct less than 10 minutes by car, plus local independent shops for your everyday essentials. There are also several primary and secondary schools in the area, and childcare within easy reach. Explore the parks and activities around the Montrose foreshore, or nearby Driscoll St Reserve. World-renowned MONA is right on your doorstep, and with a handy link to the Intercity Cycleway so close by, you can explore outdoors to your heart's content. Contact Mel today to find out more about this wonderful property, where its immense potential and fantastic position in family-friendly Rosetta makes this an ideal place to call home. This home has been assessed as requiring some structural underpinning. An initial quote has been obtained, and the asking price is reflective of the rectification work required. The quotation can be provided upon request. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.