

**38 Enchantress Street, Rokeby, Tas 7019**



**House For Sale**

Saturday, 13 April 2024

38 Enchantress Street, Rokeby, Tas 7019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 566 m2**

**Type: House**



Brendon Campbell  
0408430919

## Offers Over \$625,000

This perfectly presented family home with three spacious bedrooms, open plan kitchen, living and dining area, family bathroom, ensuite, laundry and a very generous sundeck offers a unique opportunity for a great lifestyle. Situated in the new North Bay subdivision of Rokeby on the eastern shore of the Derwent River, this family home delights with its beautiful water views, bright and generous spaces, functional layout, one level living and great outdoor areas. This is an ideal property for a family looking for a great lifestyle, with Hobart CBD approximately 17 minutes' drive away and Hobart Airport 20 minutes away. Perfectly positioned offering beautiful water views and great walking tracks along the foreshore, less than 10 minutes' walk to the beach and surrounding hills. This lovely family home welcomes you with plenty of off-street parking and low-maintenance garden and attractive street appeal. Warm neutral colours and natural light create an inviting and peaceful ambience inside. All king-size bedrooms have double glazed -windows furnished with sun sifter and block out blinds, floors lined with soft carpets and two have been fitted with built-in-robos. The main bedroom has a generous 4 door built in robe, a stylish ensuite with large shower, toilet, and vanity. The family bathroom is stylish and functional, with a large shower, in-built bath, toilet, and vanity, all well-presented, with modern finishes and pleasing to the eye. The main living area is spacious and inviting, with soft carpet floors and plenty of natural light. The double-glazed windows are adorned with sun sifter and block out blinds. This is a perfectly spacious and relaxing room in winter, and bright and ideal for entertaining in the warmer months of the year. A reverse-cycle air conditioner cares for your comfort all year round. The adjacent dining area is elegant and ideal for both formal and informal dining. You can easily access the outside entertaining sundeck area through large sliding stacker doors. The impressive and very functional chef's kitchen features an island bench with a breakfast bar for five, a double fridge space, double door pantry, a double stainless-steel sink and plenty of storage. Elegant cabinetry, soft close drawers and doors, and tiled splash backs create a sense of space and sophistication. Generous bench space, quality Fisher and Paykel appliances including 90cm wide oven, 90cm cooktop, 90cm stainless steel range hood, and dishwasher make this into a truly enviable kitchen and a heart of this family home. You will be thrilled to find a large outdoor entertaining/barbeque space at the back, which extends out onto a perfectly level grass area. This space is perfect for children, pets, or a budding gardener with a vision. The backyard is fully fenced, and a large garden shed for all your outdoor storage needs. Reverse cycle (heat pump) hot water, reverse cycle air conditioning, solar panel power generation, led lighting and double-glazed windows and double-glazed sliding doors make for a comfortable and efficient home to be enjoyed all year round. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. Distances and time frames are approximate only.