

# 45 Robin Court, Lindisfarne, Tas 7015



## House For Sale

Thursday, 18 January 2024

45 Robin Court, Lindisfarne, Tas 7015

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 719 m2**

**Type: House**



Stuart Benson  
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## Offers Over \$795,000

Perched atop Robin Court with plenty of deck space and views of the Derwent River and Mount Wellington, this proudly presented home offers a flexible floorplan and a great lifestyle only minutes from Hobart CBD and Lindisfarne Village. With multiple living zones that cater to a mixture of uses, this home would suit a growing family, or someone seeking valuable rental income from the separate self-contained unit. The kitchen and dining space flow through to the main living area which has access via concertina doors that flow out onto a large entertaining deck, ideal for the summer months. Two of the main bedrooms also have their own private access to this deck space and are filled with plenty of sunshine and sharing access to the central bathroom. Making your way through the third bedroom or study space, you will find yourself in another section of the home, with its own bedroom, bathroom and private lounge space, ideal areas for teenagers and guests, or a self-contained tenancy. The surrounding yard is low maintenance, with an elevated grass section to the rear that enjoys scenic views and gazes out to the Tasman Bridge. With an abundance of parks perfect for an afternoon picnic or a stroll on the waterfront to feed the ducks, this home offers a fantastic lifestyle only minutes from local cafes and a short drive to Hobart city everything is at your doorstep! - Popular suburb with great lifestyle at your doorstep - Perfect for large or growing families - Unit is currently tenanted at \$300pw - Multiple living areas - Kitchen with ample storage and adjacent dining area - Sun-drenched lounge room with concertina doors - Tidy bathroom with neutral tones & separate toilet - Two bedrooms with private access to outdoor deck - Third bedroom with ensuite & private living area - Light-filled fourth bedroom or study space - Laundry adjacent to kitchen - Easy to maintain backyard with elevated grass section - Close to schools, shops, doctors and parks - Under 15 minutes to Hobart Year Built: 1985 Construction: Brick Roof: Tile Heating: 2 x heat pumps Annual Council Rates: \$2,100 approximately Get to know Lindisfarne Conveniently located close to the hub of Lindisfarne and offering a relaxed and easy lifestyle, this property is less than 15 minutes drive to Hobart CBD and only a short stroll downhill to the waterfront and Lindisfarne Village. With shops, schools, recreation facilities and public transport right on your doorstep, this area offers a lifestyle that's hard to beat.