

**5 Addison Street, Rosetta, Tas 7010**



**House For Sale**

Monday, 8 January 2024

5 Addison Street, Rosetta, Tas 7010

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 809 m2**

**Type: House**



Colin Miller

0417246760

## Offers Over \$735,000

This generously proportioned, well maintained, solid double-brick house is set over three levels in a quiet, neighbourly street, within easy walking distance to Rosetta Primary School, and presents a family haven for you to enjoy together. The floorplan will allow flexibility as your family grows with a place for everyone's quiet time, and spaces where the family can come together too. As well as four bedrooms and three bathrooms, the upstairs family retreat provides space for an office for easy work-from-home convenience or a nursery for your new little one. The entry level is where you will find the kitchen with engineered stone benchtops and quality European appliances, dining, and lounge rooms. Here memories can be made with family and friends as you gather over a meal, play board games, or just chill out and chat. The party can spill out to the covered deck/entertainment area in the backyard providing a private, relaxed setting in all weather conditions, and where you can sit back and watch the kids play in the ample, secure, pet-friendly yard. There's even a sturdy cubby house that has hosted hours of giggling fun over the years. The house has been extended to include an upstairs parents' retreat accommodating a large bedroom, ensuite, walk in wardrobe, and where views to the Derwent River are captured. Adjoining this is a space that would service a work-from-home study environment, child's nursery, craft/hobby, library or media room - it's a place where you can rest or work in quiet peace. On the lower level is a second living or rumpus/games room large enough for a pool table and seating, plus adjoining fourth bedroom (currently set up as a craft room/home office) and third bathroom. This floor offers flexible accommodation for blended families with teenagers or elderly parents to escape to, or could provide a great place to party, or set up a home gym - it's a perfect utility room for whatever your needs require. There is a carport for two vehicles in front of a garage/workshop and off-street parking for two more vehicles and loads of dry storage beneath the house to complete the package. Rosetta enjoys close proximity to Montrose Bay, where one can take a relaxing stroll on weekends and soak up the beautiful scenery. Another highlight of the area is the nearby celebrated Moorilla Winery and world-renowned Museum of Old and New Art (MONA) - also a fabulous spot for foodies to dine. All essential services are covered just 5-minutes' drive to Northgate retail hub and metro transport is available. Even closer and within walking distance is a day care centre. Closer still, within 300m from your door are sports fields, kids park, and Rosetta Primary School, and Hobart CBD is just a 15-minute commute - the convenience would be hard to beat with a lifestyle here. Register your interest with Colin Miller without delay. Council Rates: \$2,250.00 per annum (approximate) Water Rates : \$1,100.00 per annum (approximate) Rental Appraisal: \$580.00 - \$630.00 per week (approximate) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.