

# 51 Kellatie Road, Rosny, Tas 7018

PETERSWALD  
for property

## Sold House

Saturday, 12 August 2023

51 Kellatie Road, Rosny, Tas 7018

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 703 m<sup>2</sup>

Type: House



John Morgan  
0418122241

## Contact agent

Poised to capture unrivalled iconic Hobart views, stretching out across the River Derwent, Tasman Bridge, and kunanyi/Mount Wellington, this cherished, impeccably presented family home is filled with endless eastern shore sunshine from a highly sought-after Rosny location. Fresh interiors showcase contemporary updates necessary for modern lifestyles, amid classic and character-filled features. Sumptuous family living sits on the ground floor, flowing through to the dining space, which extends to a fabulous entertaining deck creating a seamless indoor to outdoor flow with spectacular vistas. The extra-large kitchen contains an abundance of storage within quality cabinetry, and comes fully equipped with premium appliances, and granite benchtops, including a handy breakfast bar for the ease of casual dining. Four generous, light-filled bedrooms form the comfortable accommodation, each inclusive of built-in wardrobes. Three bedrooms are located upstairs, with the fourth on the lower-ground level, an ideal parents', or teenage retreat. A renovated bathroom exudes sophistication, and comes complete with an over-bath shower, and a timber vanity, amid stylish floor and wall tiles. A separate toilet is located adjacent, with a second powder room downstairs. In addition to the partially sheltered terrace that extends from the upper-level, further entertaining space features a sun-drenched tiered deck, which leads down into the level, fully fenced backyard filled with established gardens and a covered patio. Beneath the house, a large garage offers secure housing for multiple vehicles, along with workshop space, laundry and plenty of room for storage. An abundance of off-street parking is available within the driveway. Immaculately maintained as a much-loved family home, this prestige residence is an opportunity for family comfort, high-quality living, and spectacular views over the famed Hobart cityscape, river, and bridge, within nothing more than personal touches needed to instantly feel at home within a warm and welcoming environment. Council rates: \$2,500 pa approx Water rates: \$2,000 pa approx Rental estimate: \$650 - \$680 pw approx Year built: 1966 Construction: Brick