

# 82 Kaoota Road, Rose Bay, Tas 7015



## House For Sale

Tuesday, 14 May 2024

82 Kaoota Road, Rose Bay, Tas 7015

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 894 m2**

**Type: House**



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## Expressions of Interest - Closing Date 20/05/2024

82 Kaoota Road and 2 Vista Street, Rose Bay. Experience the breathtaking vistas of Mount Wellington and the Derwent River, with a picturesque backdrop of Lindisfarne Marina from this amazing property with two titles! Step into the elegance of 'Bella Vista' the main house, as you are greeted by a sandstone feature fireplace in the front living room, setting the tone for warmth and sophistication throughout. The expansive master bedroom offers a sanctuary of comfort, featuring large built-in wardrobes and a stunning Blackwood bedhead. A spacious second bedroom includes a built-in wardrobe. Seamlessly designed, the property features built-in cupboards in the hallway, ensuring ample storage space. The main bathroom features a generously sized walk-in shower. A large kitchen boasts abundant bench space and storage options. The adjoining laundry, complete with basin and separate toilet, offers convenience and functionality. An entertainer's dream, the expansive living and dining area features a striking fireplace adorned with stone detailing, complemented by an impressive sunroom offering panoramic views of the Derwent River and Lindisfarne Marina. Enjoy dining and relaxation overlooking the picturesque surroundings, or retreat to the large BBQ and entertainment area at the rear of the house, perfect for hosting gatherings. A utility room with bathroom facilities is located downstairs for additional storage, accessible from outside. The property features a double carport, single garage and workshop underneath. Enveloped by established gardens and ideally situated, this residence offers the perfect balance of seclusion and accessibility, with a mere 10-minute drive to Hobart CBD. Located at the rear of the property is a 2 bedroom unit on its own title. This unit is ideal for those seeking a serene lifestyle with panoramic views. Step into the sunlit open plan living/dining/kitchen area, a welcoming space boasting airy openness and ample room for relaxation. Numerous windows adorn the area, showcasing stunning vistas of the Derwent River, Mount Wellington, Lindisfarne Marina, and Village, creating a captivating backdrop for everyday living. Embrace outdoor entertaining on the balcony of the upper level, providing a perfect setting for BBQ gatherings. The well-appointed kitchen features ample storage and bench space, with windows offering picturesque views of the Derwent River and Mount Wellington. On the lower entrance level there are two generously sized bedrooms, both equipped with sliding door-built ins. The bathroom is complete with a vanity and storage space, separate bath and shower, and a toilet. The laundry offers practicality with a separate toilet and an outside access door. Parking includes a single car carport. Walking distance to Rose Bay High School, enjoy proximity to local schools, services, marina, and parks, with the added convenience of being a short 5-minute drive to Lindisfarne Village and Eastlands Shopping centres. \* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.