

**89 Esplanade, Rose Bay, TAS, 7015**



**Sold House**

Thursday, 6 July 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## **Prime Esplanade position with views and development potential.**

Situated in an ideal position at the quiet end of the Esplanade in one of Hobart's most prestigious suburbs, this three-bedroom, solid brick home boasts stunning views and 1481m<sup>2</sup> of prime Rose Bay land. Suitable for development (STCA), the house is located at the front of the block and a right of carriage way is available over the adjacent laneway. This provides for easy additional access to the elevated rear of the block without impacting on the existing landscaping and gardens nearer to the home.

The views from this property are amazing, with nothing but the quiet Esplanade and the Clarence Foreshore Trail between you and the water.

Entering the main living room from the entrance hall, your attention is once again drawn to the view, so prominent through the large windows and sliding glass doors which offer direct access to the enclosed entertaining deck. Light and warm, the adjacent sitting room also benefits from the view and connects directly to the large dining room. Visible through the servery, the stunning blackwood kitchen offers an abundance of granite bench space and storage, with a spacious and functional breakfast bar.

The three large bedrooms all have garden views and built in robes, with the added benefit of storage and desk space in the two secondary bedrooms. The lovely family bathroom includes a bath, vanity and toilet. A handy second toilet and separate shower room plus a laundry big enough to accommodate extra appliances complete the floor plan.

Outside, a paved area offers plenty of space for the BBQ and further seating, with easy access to either side of the home. Two garden sheds, fruit trees and a substantial vegetable patch compliment the landscaped flower beds. The lawn areas are well maintained and abundant, large enough for cricket in the summer, while still leaving room for further development.

Premium properties in the suburb of Rose Bay with such evident development potential are rare enough. Add the Esplanade address, in such close proximity to the river and foreshore trail with amazing views and serenity, and this special property is one not to be missed.

- Highly desirable Rose Bay location with amazing panoramic views
- Expansive 1481m<sup>2</sup> land area, ideal development potential (STCA)
- Large three-bedroom, solid brick family home, premium Esplanade site
- Right of way access to rear of property attainable via adjacent lane way
- Blackwood chef's kitchen featuring quality appliances and breakfast bar
- Multiple living areas including separate dining, sitting and living rooms
- Three large bedrooms, all with built in robes and extra storage
- Family bathroom plus second toilet and separate shower room
- Enclosed front entertaining deck allows for entertaining in comfort
- Remote controlled lock up garage for two cars
- Landscaped gardens including two garden sheds
- Wired in off peak outlets and heating
- Council Rates \$2625 p/a approx.
- Water \$645 p/a approx. plus usage
- Just a 5-minute drive to the Hobart CBD
- Easy walk to local schools and recreation reserves

The vendor reserves the right to accept offers prior to the closing date.