

91 Rosevears, Rosevears, Tas 7277



House For Sale

Friday, 5 April 2024

91 Rosevears, Rosevears, Tas 7277

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: House



Vicki Johnson
0363378000

Offers Over \$869,000

With every main room of the home boasting the most amazing views I have encountered for quite some time, this had to have been the property someone was referring to when the quote "views to die for" was coined. Located a mere 15km from the CBD of Launceston, you will feel like you've entered another world when you arrive at this meticulously maintained property. Set on 1.052 hectares (approx. 2.5 acres) this 4 bedroom, 2 bathroom home was built circa 1982 and is surrounded by vineyards. The upstairs area of the home is the main living level consisting of 4 bedrooms (all with built-in wardrobes), large open plan kitchen/dining, separate lounge with direct access to the expansive deck, family bathroom with separate shower, bath and vanity, separate toilet, laundry, plus a large walk-in pantry. Downstairs (via the stair-lift if required) you will find the second bathroom, double garage and workshop area plus a huge 73m² freshly carpeted room that's use is only limited by one's imagination. Connected to town water and a septic tank, the home is powered by a 7.2kW solar system and enjoys the efficiency of a large 327lt heat pump hot water system. Heating and cooling is taken care of by way of two reverse cycle heat pumps, a 2-way wood heater and two panel heaters. Externally the grounds are beautifully established with park like gardens surrounding the home. Amongst the variety of fruit and nut trees on the property is a grand old oak tree estimated to be around 150 years old. There is also a bonus "back paddock" that has been known to host a small amount of stock from time to time plus there is a double bay shed - handy for wood, tool, trailer or surplus vehicle storage. This astounding property has not changed hands since the home was built approximately 42 years ago - a testament to how tightly held properties are along this sought after stretch of Rosevears Drive. Please call or email me now for further information and/or to arrange your own private inspection. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.