

# 9 Emmaline Court, Rokeby, Tas 7019



## House For Sale

Monday, 3 June 2024

9 Emmaline Court, Rokeby, Tas 7019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 515 m2**

**Type: House**



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## Mid to high \$500,000's

Welcome to 9 Emmaline Court, Rokeby - a modern, open-plan gem built in 2016 that promises comfort, convenience, and fantastic views of Ralph's Bay. Upon entry, you are greeted by a spacious and contemporary open plan living area with a modern kitchen that features an island bench, perfect for the morning coffee, that seamlessly integrates with a deck, offering a stunning overlook of the gently sloping, fenced backyard - perfect for outdoor entertaining or relaxing with family. Moving through the hallway, a cavity door provides an added layer of comfort and sound insulation. The hallway also features ample storage with a central linen cupboard, ensuring everything has its place. The central bathroom is stylish and functional, featuring a walk-in shower and a sleek vanity. Each of the three bedrooms includes built-in robes, with the master bedroom enjoying the added luxury of great morning sun and a private ensuite. This north-facing home is designed for energy efficiency, making the most of natural light and warmth throughout the year. The ample off-street parking ensures convenience for multiple vehicles or guests. This home, constructed with durable concrete blocks and topped with a robust roof, is ideal for anyone starting out, looking to downsize, or seeking a prime location with spectacular views. Features:- North-facing orientation for energy efficiency- Samsung reverse cycle air conditioner for year-round comfort- Modern dishwasher and oven - Aluminium windows- Concrete block construction- Ample off-street parking Proximity to schools, new daycare, and the ever-popular Glebe Hill Village shopping center, and within 10 km you can get to Hobart CBD, the Hobart Airport, and beaches. 9 Emmaline Court, Rokeby, offers a unique blend of modern living, comfort, and scenic beauty. Call now to schedule your private or virtual inspection and don't miss the opportunity to make this fantastic property your new home. 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.