



11 Beadle Street, Rokeby

## Rokeby - Stop Renting. Start Owning.

Ant's "Fluff-Free" Description...

Some homes come and go.

Others quietly stay in the same family for decades.

This is one of those homes.




Welcome to 11 Beadle Street, Rokeby - offered to the market for the very first time.

Built in the early 1970's, this solid weatherboard home sits on a generous block in a quiet and well established street, just minutes from beaches, schools and shops.

For first home buyers, this is exactly the type of property that makes sense.

Comfortable to move straight into.

Plenty of space around you.

2  1  4 

### FOR SALE

Offers Over \$545,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

And the opportunity to slowly add value over time as you make it your own.

Inside you'll find a practical and flexible layout including a spacious living room, two bedrooms with built in robes, and a separate sitting room which was originally the third bedroom. If you need that extra bedroom again, converting it back would be a fairly simple job.

The kitchen and dining area are functional, the bathroom layout works well, and overall the home has that solid, honest feel many buyers are looking for.

But before we go any further, here are the key things buyers usually want to know.

#### THE IMPORTANT STUFF...

- . First time ever offered to the market
- . Solid weatherboard home built in the early 1970's
- . Ideal opportunity for first home buyers entering the market
- . Two bedrooms with built in robes
- . Additional sitting room originally designed as the third bedroom
- . Flexible floorplan with potential to convert back to three bedrooms
- . Spacious living room with plenty of natural light
- . Functional kitchen with adjoining dining area
- . Central bathroom plus separate toilet
- . Separate laundry with external access
- . Approx 82m2 home
- . Approx 676m2 block with plenty of outdoor space
- . Separate double garage ideal for vehicles, storage or workshop use
- . Large backyard with room for kids, pets or future improvements
- . Quiet and established street location
- . Friendly long term neighbours
- . Close to Rokeby shops, schools and parks
- . Short drive to beaches and coastal walking tracks
- . Easy commute into Hobart CBD

Outside is where things really open up.

The block is generous, the backyard has plenty of room for kids, pets or future improvements, and the separate double garage is a big bonus.

Storage, workshop, cars, hobbies...or somewhere to hide from the kids for ten minutes with a cup of coffee. I won't judge.

And one extra thing the owner has always appreciated here...

The neighbours are genuinely lovely.

Which is more than I can say about some streets I've sold in. Real estate agents included.

Rokeby continues to attract strong interest from buyers thanks to its affordability and proximity to Hobart, and opportunities like this are becoming harder to find.

So if you've been waiting for a first home that makes financial sense, offers some space, and gives you the chance to add value over time...

This could be the one.

Get in touch today to arrange an inspection or request the contract and information pack.

Opportunities like this don't tend to sit around for long.

Onwards and upwards to your ideal Rokeby starter home!

"I Work Harder - It's THAT Simple!"

Disclaimer: 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.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | MEJ1F   |
| Property Type | House   |
| House Size    | 82 m2   |
| Land Area     | 676 m2  |
| Including     | Air Conditioning<br>Toilets (1)<br>Fire Place<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced |

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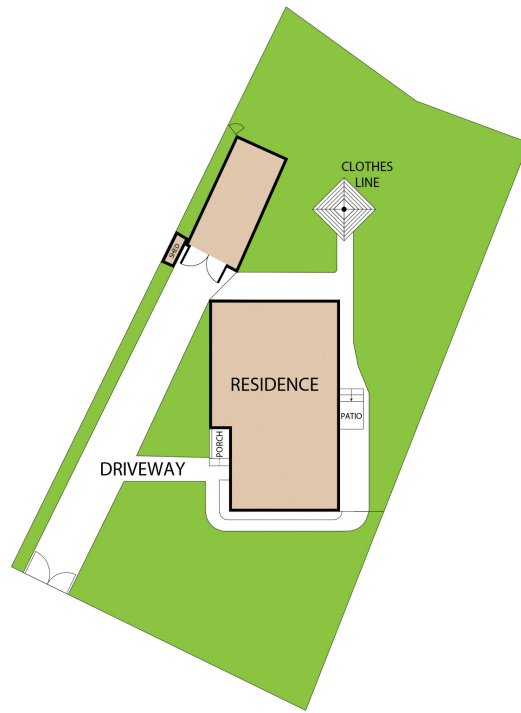
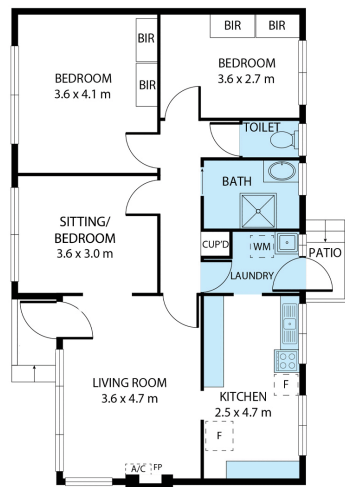
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### 11 Beadle Street, Rokeby

House area: 82 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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