



1/17 Jardinelle Road, Rokeby

Rokeby - Modern Living in Glebe Hill Estate - Style, Space & Convenience!

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




If you've been searching for a property that combines modern comfort, practical design, and a lifestyle location, this three-bedroom, two-bathroom stunner in Glebe Hill Estate is the one.

Just move in and enjoy!

Property Highlights - Every Detail Covered

Spacious Open-Plan Living:

- A generous 4.5m x 9.0m open-plan zone that effortlessly blends kitchen, dining, and lounge areas.
- Reverse-cycle heat pump/air conditioning to keep things toasty in winter and cool in summer.

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FOR SALE

Offers Over \$645,000

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

(03) 6272 8177

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**

- Sliding glass doors opening straight to the deck - perfect for seamless indoor/outdoor entertaining.

Contemporary Kitchen:

- Central island breakfast bar with pendant lighting - the true heart of the home.
- Quality appliances (dishwasher included), electric cooktop, and built-in pantry.
- Plenty of bench space for meal prep, plus overhead cabinetry for extra storage.

Master Bedroom Retreat:

- Large 4.6m x 3.3m bedroom positioned privately at the rear of the home.
- Walk-in robe with ample hanging and shelving space.
- Ensuite bathroom with modern vanity, shower, and toilet - your own private escape.

Family-Friendly Bedrooms:

- Two additional bedrooms (3.6m x 3.0m each), both with built-in wardrobes.
- Positioned away from the master - ideal for kids, guests, or a home office setup.

Stylish Bathrooms:

- Main bathroom with separate bathtub - perfect for winding down after a long day.
- Separate shower and vanity unit.
- Convenient separate toilet so no queues in the morning rush.

Practical Laundry:

- Separate laundry room with good storage and direct outdoor access.
- Space for washer, dryer, and extra shelving if needed.

Outdoor Entertaining:

- Timber deck flowing from the main living area - the perfect BBQ and summer dining spot.
- Low-maintenance garden with established greenery.
- Compact yard that's easy to look after, leaving weekends free for fun.

Parking & Storage:

- Two dedicated car spaces for off-street parking.

- Handy garden shed for tools, bikes, or weekend gear.

Energy Efficiency & Comfort:

- Double-glazed windows and insulation for year-round comfort and reduced bills.
- Average power bill around \$150/month depending on the season.

Technology & Connections:

- NBN already connected, with box tucked neatly inside the wardrobe in the second bedroom.
- Ready for fast streaming, working from home, or online learning.

Location - Convenience at Your Doorstep

- Nestled within the popular Glebe Hill Estate, one of Rokeby's most in-demand neighbourhoods.
- Just a short walk to Glebe Hill Village Shopping Centre for groceries, coffee, and everyday essentials.
- Close to schools, childcare centres, and local parks.
- Beautiful beaches only minutes away - enjoy the lifestyle Tassie's Eastern Shore is known for.
- 17-minute drive to Hobart's CBD, making city commutes quick and easy.

This property nails the balance between modern style, practical design, and a lifestyle location. Whether you're starting out, slowing down, or looking for a rock-solid investment, this one's worth acting on quickly.

Onwards and upwards to your as new Rokeby stunner!

"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	9BJ1F
Property Type	Villa
House Size	114 m2
Land Area	253 m2
Including	Ensuite Toilets (2)

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House area: 114 sqm

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

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