

7 Sherwin Court, Rosetta

Panoramic Derwent Estuary Vistas – A Rare Rosetta Sanctuary on 1,975m²;

Wake up to breathtaking, uninterrupted views of the Derwent Estuary and the iconic Tasman Bridge. Positioned at the end of a peaceful, tightly held court in the heart of Rosetta, this impressive four-bedroom residence offers a rare combination of sweeping vistas, immense privacy, and an elevated lifestyle. Set upon a massive 1,975m² block, this property provides the perfect foundation for those seeking room to move, create, and grow in one of the region's most convenient locations.

Key Features:

Stunning Waterfront Vistas: Enjoy breathtaking, elevated views across the Derwent Estuary and toward the Tasman Bridge—a daily backdrop that never loses its magic.

Massive 1,975m² Allotment: A rare find in the Rosetta area, offering incredible privacy, scope, and space.

Energy-Efficient Living: Equipped with a substantial 25-panel solar system, providing significant ongoing utility savings.

4 3 4

FOR SALE

Please Call

AGENTS

Nitin Joshi
0452 106 293
njoshi@ljhpinnacle.com.au

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.



Four spacious bedrooms: Ideally suited for a growing family or those needing a dedicated home office.

Prime Court Position: Nestled in a quiet, safe, and friendly cul-de-sac.

Unmatched Upside: A sound investment for the future with endless scope to extend, landscape, or develop (STCA).

The Lifestyle & Interior

Designed with comfort and versatility in mind, the home boasts a functional floorplan that frames those spectacular water views from key living areas. The light-filled interior creates a welcoming, serene atmosphere. Whether you are looking to move in and enjoy the peaceful outlook as-is, or add your own modern touch, the potential here is limited only by your imagination.

The Great Outdoors

The absolute highlight of this property is the seamless connection between the expansive land parcel and the panoramic outlook. Enjoy your morning coffee on the terrace while watching the light shift across the water, or host sunset gatherings against the backdrop of the estuary. In a suburb where space is at a premium, this 1,975m² allotment is a true standout, providing a blank canvas to develop the backyard of your dreams—perhaps adding a workshop, studio, or custom entertaining area (STCA) to further capitalize on the view.

Opportunities to secure a property of this size and potential in Rosetta are fleeting. Don't miss your chance to secure your family's future in this tranquil, expansive setting. Contact Nitin Joshi on 0452 106 293 today to arrange your private inspection and see the possibilities for yourself.

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MORE DETAILS

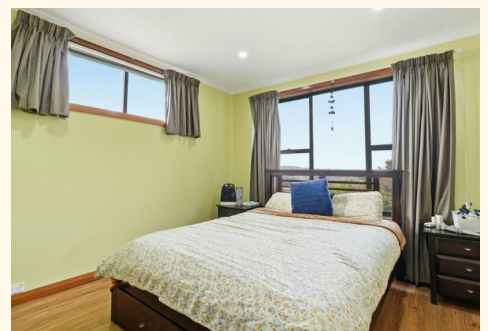
Property ID	TAJ1F
Property Type	House
House Size	234 m2
Land Area	1975 m2
Including	Ensuite Toilets (1) Balcony Outdoor Entertaining Built-in-Robes Solar Panels

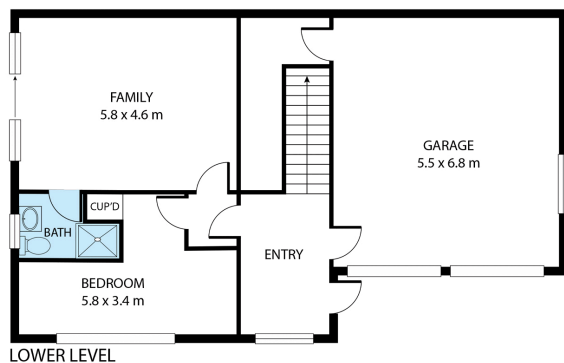
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House area: 234 sqm

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

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