



7 Sherwin Court, Rosetta

Rare Rosetta Gem: Expansive 1,975m²; Sanctuary with Unmatched Potential

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 space, privacy, and 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:

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

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.

Convenience at your doorstep: Located within the popular Rosetta Primary School catchment and just moments from local amenities and the Hobart CBD.

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FOR SALE

Offers Over \$950,000

VIEW

By Appointment

AGENTS

Nitin Joshi

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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**

Future Potential: With such a significant land holding, the property represents a sound investment for the future.

Rental Appraisal: \$1,050 - \$1,090 per week

The Lifestyle & Interior

Designed with comfort and versatility in mind, the home boasts a functional floorplan that caters beautifully to modern family living. The light-filled interior creates a welcoming atmosphere, while the generous layout ensures every family member has their own space. With four well-proportioned bedrooms and [three/multiple] bathrooms, this home offers the ideal balance of shared living areas and private retreats. Whether you are looking to move in and enjoy 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 expansive land parcel. In a suburb where space is at a premium, this 1,975m² allotment is a true standout. The established grounds provide a blank canvas for the avid gardener, a playground for children, or the opportunity to develop the backyard of your dreams—perhaps adding a significant workshop, studio, or custom entertaining area (STCA).

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.

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

Nitin Joshi 0452 106 293

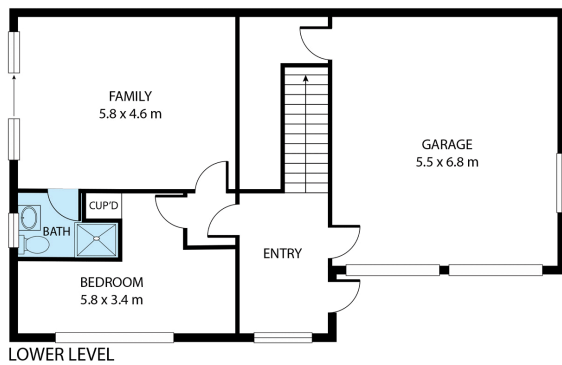
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House area: 234 sqm

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

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