






Rosetta House - 540 Main Road, Rosetta

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## Rosetta House - Significant Federation-Style Residence with Endless Potential

**FOR SALE**  
Offers Over \$650,000

### AGENTS

Gary Cooley  
0412 522 964  
gcooley@ljhpinnacle.com.au

### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

Step back in time and experience the timeless elegance of Rosetta House, a substantial early 1900s Federation residence rich in character, charm, and opportunity. Set on a generous allotment in a highly sought-after location, this classic home offers outstanding street appeal and the perfect canvas for renovation and value-adding.

From the moment you arrive, the home's captivating facade and wide verandas make a lasting impression. Inside, the charm continues with high ceilings, ornate timber fireplace surrounds, elegant picture rails, and stunning leadlight windows framing the grand entry. A beautiful bay window enhances the sense of space and natural light, while open fireplaces add warmth and ambience.

Generous in proportion, the flexible floorplan includes four well-sized bedrooms, multiple living areas, and two light-filled sunrooms—ideal as a home office, creative space, or peaceful retreat. The open kitchen and living zone form the heart of the home, designed for easy everyday living and seamless connection with family and friends.

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**

The kitchen and two bathrooms have been updated over the years, allowing you to move straight in while planning future enhancements. Throughout the home, original features provide a solid foundation for transformation, with ample scope to personalise and add significant value over time.

Step outside to a private, sun-drenched courtyard area, a tranquil sanctuary perfect for relaxing or hosting family get togethers, offering a sense of escape while still being moments from local amenities.

The huge double garage and double carport offer secure off-street parking, adjacent to which there is a large workshop or studio area.

While the home would benefit from refurbishment, it represents an exceptional opportunity for renovators, families, or investors to create something truly special in a tightly held location. Opportunities like this are increasingly rare.

#### Key Features:

- Classic Federation home dating to the early 1900s
- Outstanding street appeal with wide verandas
- High ceilings, and original period detailing
- Stunning leadlight front entrance door and windows
- Four generous bedrooms and multiple living areas
- Light-filled sunroom offering flexible use
- Private sun-drenched courtyard
- Large allotment 1739 sqm with excellent potential rejuvenate garden

Whether you're dreaming of restoring a period masterpiece or creating equity through renovation, Rosetta House offers an exciting opportunity to secure a significant home and make it your own.

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	NHJ1F
Property Type	House
House Size	207 m2
Land Area	1383 m2
Including	Fire Place Workshop Secure Parking

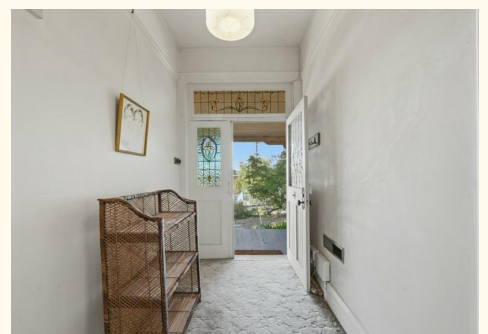
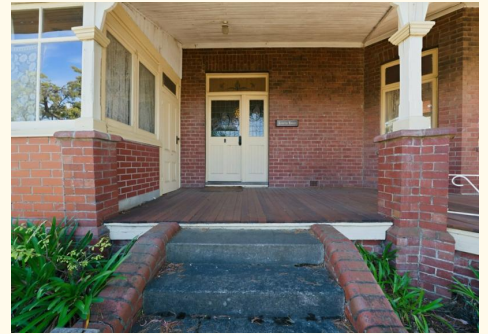
**Gary Cooley 0412 522 964**

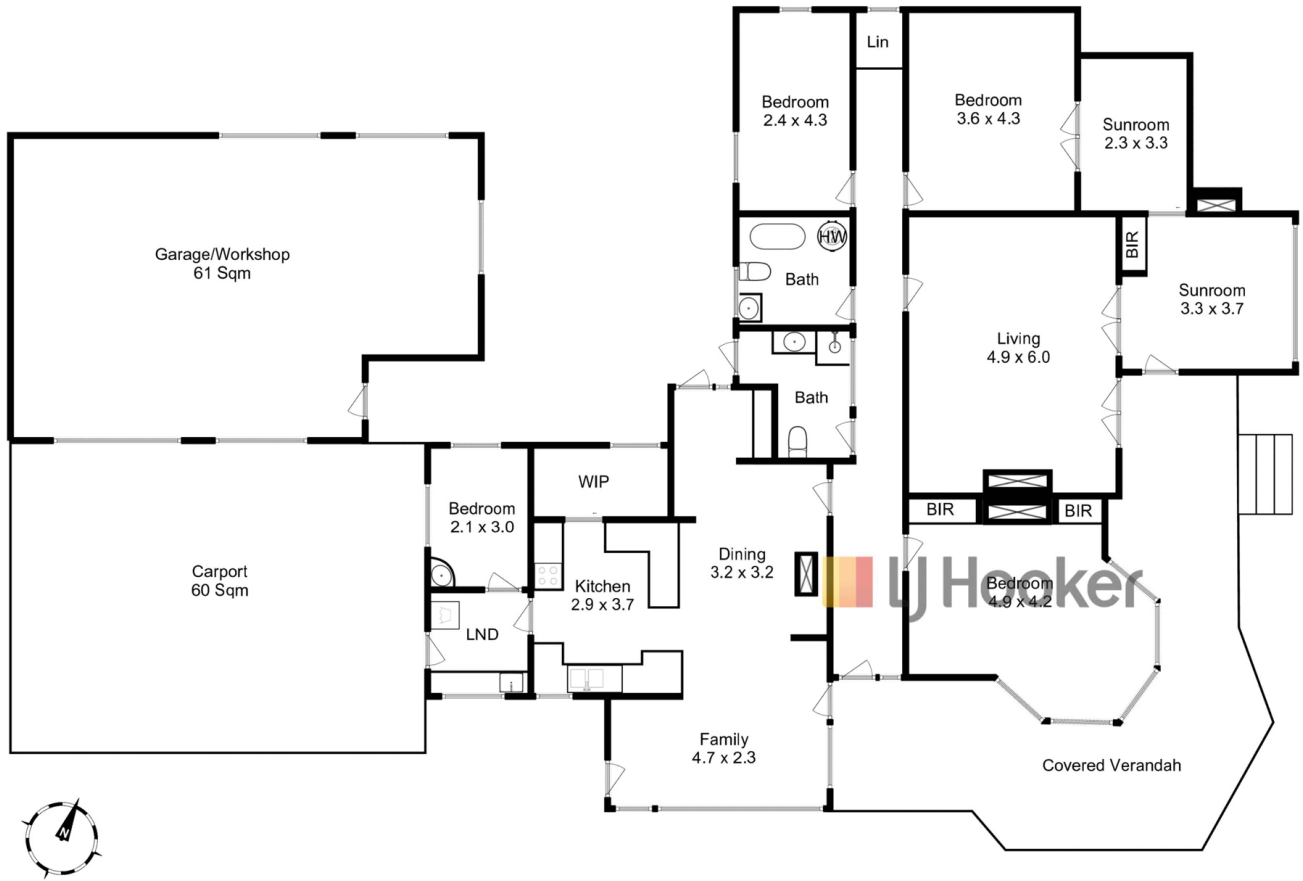
Real Estate Agent | [gcooley@ljhpinnacle.com.au](mailto:gcooley@ljhpinnacle.com.au)

**LJ Hooker Pinnacle Property (03) 6272 8177**

402 Main Road, GLENORCHY TAS 7010

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhpinnacle.com.au](mailto:hello@ljhpinnacle.com.au)





This floor plan is for marketing purposes only and is to be used as a guide.



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