



LJ Hooker



48 Roland Court, Sheffield

## Keep The Ball Roland

Tucked into a quiet court in the heart of Sheffield, this is a home that feels grounded, solid and genuinely liveable. With Mount Roland standing proudly in the background, 48 Roland Court offers the kind of setting that reminds you why people choose to call this part of Tasmania home, whether they are buying or renting, well priced properties sell fast and can be tenanted with no worries at all as supply is often limited in this area. Set on approximately 827m<sup>2</sup>, the property provides a good amount of space without being overwhelming. This place has a great layout of around 128m<sup>2</sup> floor space, making it practical and well balanced, suitable for families, downsizers or investors looking for a dependable asset in a tightly held township. Inside, the living area is warm and inviting. Tasmania oak floorboards bring character and durability from the moment you enter the front door, while a wood heater creates a natural gathering point through the cooler months. A reverse cycle unit adds convenience and year round comfort. The kitchen has been modernised with generous storage and a functional breakfast bar, connecting easily to the designated dining space and main living space for everyday ease. The bedrooms are well proportioned, with updated carpet adding comfort underfoot. A spacious laundry provides additional storage and practicality, something buyers consistently value but often struggle to find. Outdoors is where this home continues to deliver. A large deck extends the living space and

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### FOR SALE

Offers Over \$400,000

### VIEW

Sat 21st Feb @ 2:30PM - 3:00PM

### AGENTS

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### AGENCY

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overlooks the backyard, offering a place to entertain, unwind or simply take in the peaceful surrounds and that mountain! There is also a separate workshop or utility space, ideal for hobbies, storage or future projects. Roland Court is known for its quiet positioning while remaining just minutes from Sheffield's town centre. Schools, shops and cafes are close by, yet the setting retains that relaxed country town feel. Solid, comfortable and positioned in one of the North West's most scenic pockets, this is a property that offers space, warmth and long term appeal.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

## MORE DETAILS

Property ID	8SFHVM
Property Type	House
Land Area	827 m <sup>2</sup>
Including	Toilets (1)

**Tyla Pyke 0439 228 888**

Property Representative | [tyla.pyke@ljhooker.com.au](mailto:tyla.pyke@ljhooker.com.au)

**Michael Ziegler 0409 764 219**

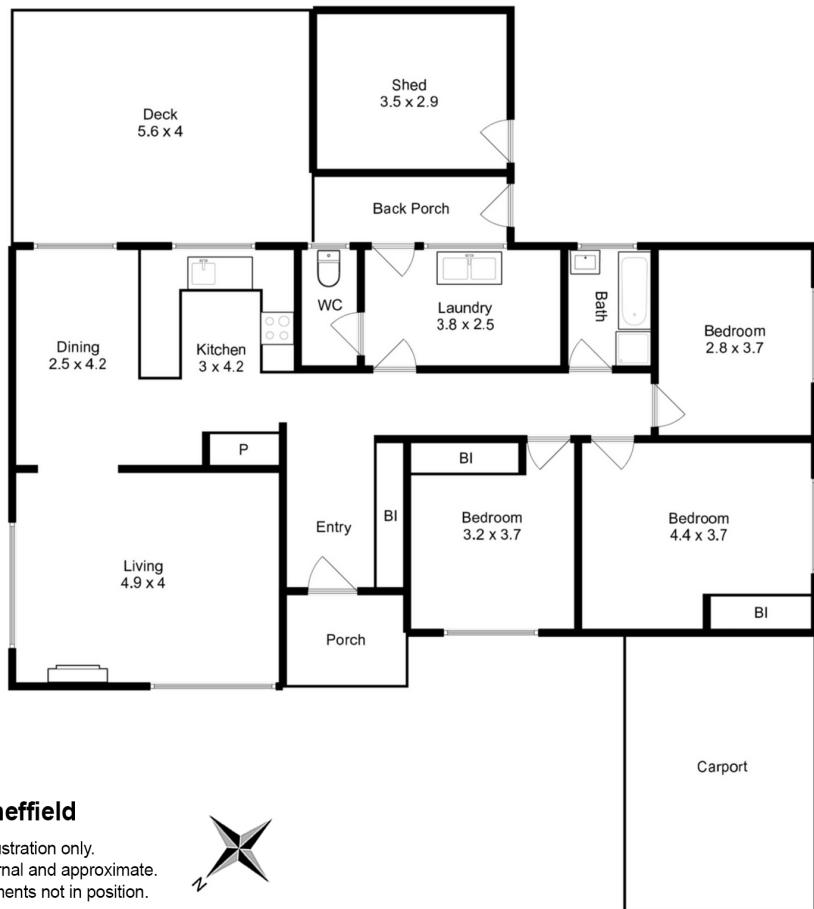
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### 48 Roland Crt, Sheffield

This plan is a sketch for illustration only.  
All measurements are internal and approximate.  
Outbuildings / exterior elements not in position.

