

## 29 Topham Street, ROSE BAY, TAS 7015

Charming light-filled home with spectacular river views

Welcome to your perfect oasis, nestled behind beautifully manicured gardens and boasting breathtaking views of the River Derwent and Lindisfarne Marina. This home is positioned to maximize natural light and provide panoramic vistas that enrich everyday living.

Step inside to discover elegant Tasmanian Oak flooring throughout the living room,

**TYPE:** Sold

**INTERNET ID:** R24318396

**SALE DETAILS**

**Offers over \$850,000**

flowing to the well-appointed kitchen and dining space. From the dining, glass sliding doors lead to a generous entertaining deck, seamlessly blending indoor and outdoor spaces. Enjoy all-day sunshine from this north-facing deck, perfect for soaking in the serene views.

This home has been thoughtfully upgraded, featuring ducted reverse cycle air conditioning, double glazed windows, a new roof, and insulation for year-round comfort.

The spacious bedrooms are luxuriously carpeted in wool, with two offering convenient built-in wardrobes. The family bathroom includes a bath, a separate shower, and a modern vanity, ensuring functionality and style.

On the lower level, a versatile rumpus room/utility space provides endless possibilities, accompanied by a recently updated bathroom with a shower, vanity, and toilet—ideal for guests, playroom or a home office or home gym.

Outside, the front deck provides a lovely outdoor space, while the garden features a variety of fruit trees, a charming cubby house, four raised garden beds— perfect for gardening enthusiasts and an efficient irrigation system.

Don't miss the chance to make this exceptional property your own—a perfect blend of comfort, style, and breathtaking views awaits. Schedule your private viewing today!

- Land Area 700.00 square metres
- Building Area: 140.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3
- Floorboards

#### CONTACT DETAILS

**Elders Hobart**  
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HOBART, TAS  
03 6220 6999

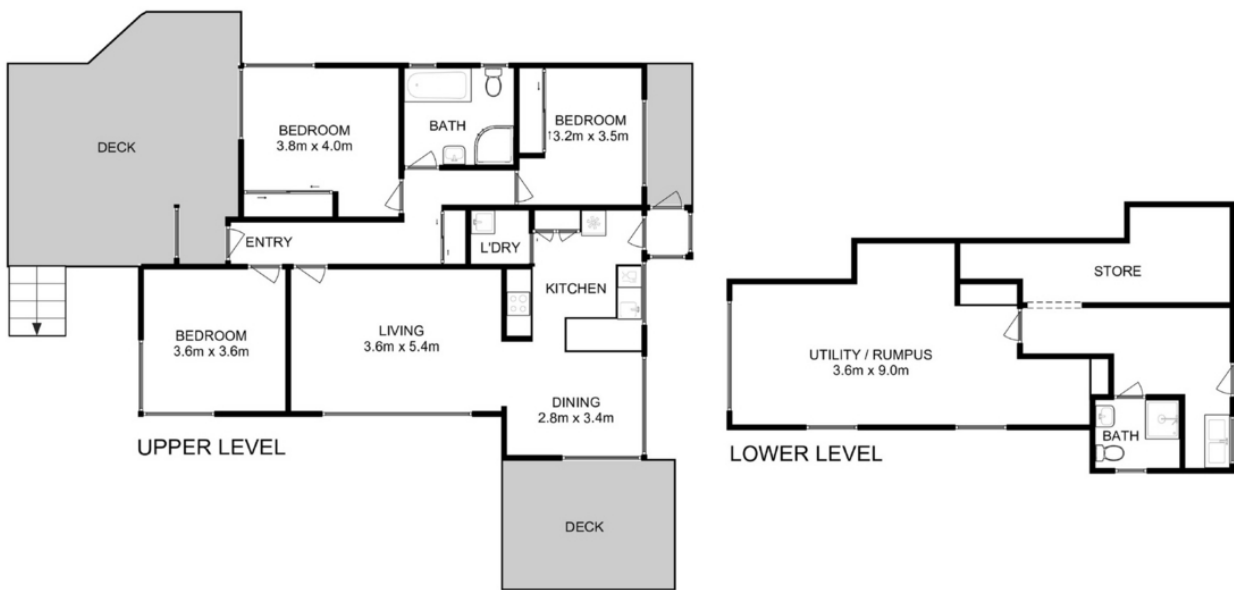
**Rose Allie**  
0426 877 789











Total Approx. Upper Level : 108 sqm  
Total Approx. Lower Level : 67 sqm



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
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