

## 77 Crosby Road, ROSETTA, TAS 7010

Spacious family living with water views & proven short-stay success

Immaculately presented and currently operating as successful short-stay accommodation, this spacious, light-filled family home with generous floorplan over two levels offers a rare opportunity to secure a fully inclusive, walk-in walk-out property in one of Rosetta's most desirable locations.

Positioned to capture picturesque views of the Derwent River and the iconic MONA

**TYPE:** For Sale

**INTERNET ID:** R24688509

**SALE DETAILS**

**Expressions of interest**  
**\$1,000,000+**

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.



museum, this elevated residence features keyless entry, multiple living zones, and a layout designed for comfort and flexibility.

At the heart of the home is a bright open plan living area, incorporating a contemporary kitchen with quality stainless steel SMEG appliances, and Hisense fridge with cold water and ice dispenser. The adjoining sunroom offers a tranquil spot to enjoy the water views, while a second expansive living room at the rear provides ample space for relaxation or potential to convert to a fifth bedroom if desired.

The generous master suite incorporates a walk-in robe and ensuite. Two additional queen size bedrooms with built-in robes also occupy the second level, along with a central family bathroom, laundry and private outdoor entertaining BBQ area.

The entry level incorporates a large fourth bedroom offering beautiful river views, along with the garage complete with WC, auto door and internal access

The home is equipped with ducted air conditioning (heating/cooling), Smart TVs, laundry facilities including washing machine and dryer and high-quality furnishings just to name a few and all are included in the sale.

Location highlights include views over MONA Museum, 5 mins to Glenorchy City Centre, 15 mins to Hobart CBD, 7 mins to Cadbury Chocolate Factory, 29 mins to New Norfolk (Salmon Ponds, Mount Field National Park), 25 mins to Hobart Airport, with a bus stop right outside for added convenience.

As an investment opportunity, this property is recognized in the top 10% of homes on Airbnb based on ratings and reviews. Confidential income figures are available upon request.

Whether you're looking for a spacious family home or a turnkey investment, 77 Crosby Road delivers on every front. Simply move into this fully furnished quality home or continue hosting guests and enjoy the lifestyle and income potential this exceptional property has to offer.

- Land Area 626.00 square metres
- Building Area: 264.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite

#### CONTACT DETAILS

**Elders Hobart**  
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HOBART, TAS  
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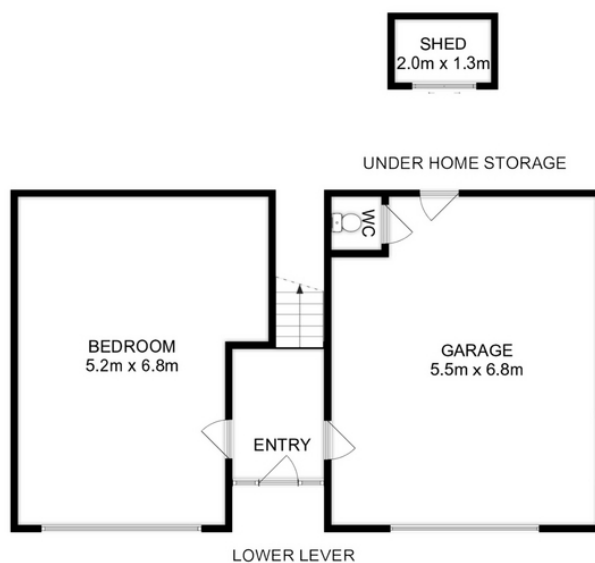
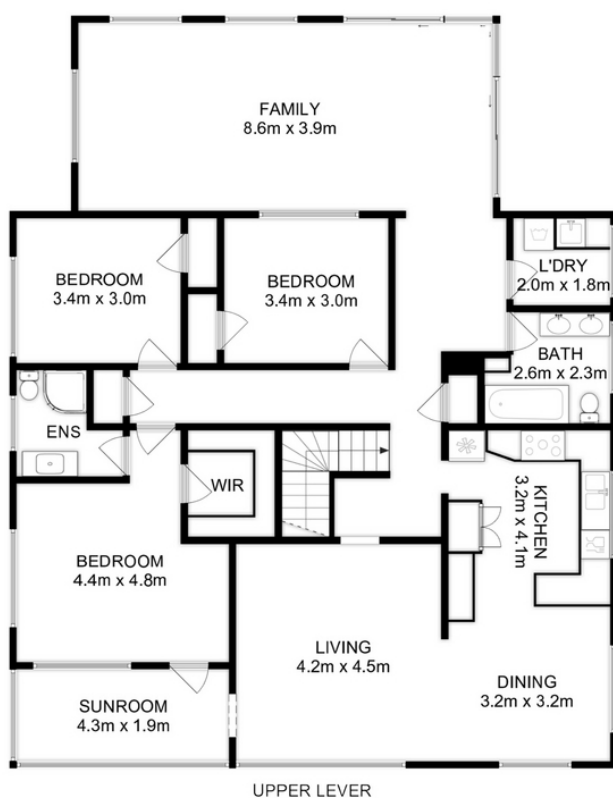












Total Approx. Floor Area : 264 sqm

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