



50 Morrisby Street ROKEBY, TAS



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## Renovate and reap the rewards

Versatile, light and spacious interiors plus solid brick construction make this four-bedroom family home an ideal prospect for those ready to take on a dedicated renovation project. Once the hard work is done, its quiet location with magnificent water views and proximity to local amenities will make it all worthwhile - you'll be rewarded with a modern and stylish property that suits your needs.

The generous floorplan includes multiple living spaces; upstairs consisting of a pleasant living room with reverse cycle air conditioning for comfort year-round, and access to the front balcony - a wonderful vantage point to enjoy the wonderful views over the Derwent River.

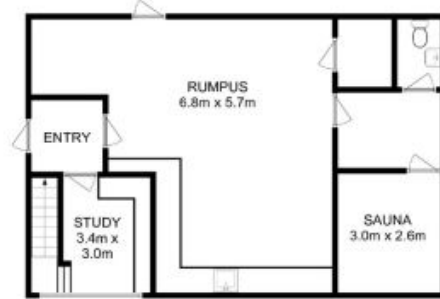
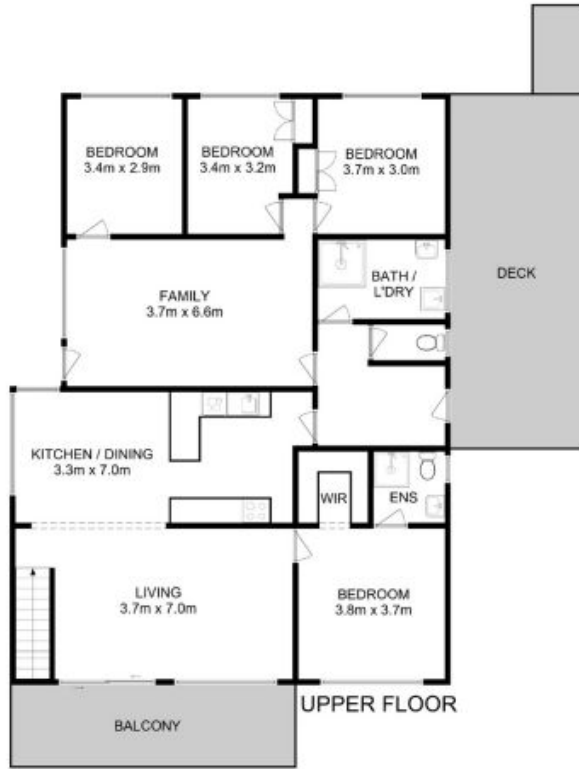
Also on this level is a family room with second reverse cycle air conditioner, combined bathroom and laundry facilities with a separate toilet, plus four double bedrooms that inclu

**Council Rates:** \$1,700.00/year (approx)

## Warwick Page

Director & Real Estate Agent

0474122717



All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com for Ripple.

Approx. floor area : 232 sqm  
 Approx. outbuilding area : 6 sqm

