

1/126 Bathurst Street, Hobart, Tas 7000

Raine&Horne.

Apartment For Sale

Wednesday, 21 February 2024

1/126 Bathurst Street, Hobart, Tas 7000

Bedrooms: 2

Bathrooms: 1

Area: 74 m2

Type: Apartment



Annisa Burns
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Offers over \$650,000

Raine & Horne Hobart are privileged to offer For Sale an apartment in one of Hobart's most environmentally friendly buildings, and Australia's first carbon-positive residential apartment complex. With construction completed in 2020 The Commons was developed by Small Giants Developments and designed by leading local architects Core Collective. It features many clever sustainable features including: • Passive solar design, • Large thermal mass, • Rooftop solar panels, and • The extensive use of recycled materials. These features enable each apartment to achieve an average NatHERS energy efficiency rating of 9 stars. Living at The Commons provides an opportunity to join a community of individuals who embrace the sustainability ethos and collectively work to reduce their impact on the world today. Apartment 1 offers the purchaser an oasis right in the middle of the city. Whilst located on the ground floor, it is elevated thanks to the fall of Watchorn Street, providing not only privacy but some city skyline views too. Its positioning is perfect for easy access in and out of the building - no waiting for the elevator and your Uber Eats will not go cold. The apartment's interior design features do not go unnoticed. Bare concrete tilt panel walls mixed with white plaster walls, timber floors, sage coloured cabinetry, and brass accents create a welcoming ambience that calms and soothes the senses. The kitchen looks amazing. It boasts quality appliances, including an induction cook top and integrated dishwasher. The stone benchtop offers plenty of space to cook, and storage is no problem with its multitude of cupboards and shelving. The living areas are light and bright - and spacious too - with plenty of room for furniture items in varying configurations. A picture rail in the main living room would hold treasured art works with ease. The apartment has plenty of natural light thanks to its northerly aspect and offers natural ventilation. Both bedrooms contain built in wardrobes and, together with the bathroom, surround a natural light "well" which allows light and fresh air in, its cross ventilation providing ample cooling when required. Double glazed windows reduce city noise and the honeycomb blinds in the main bedroom help to insulate and control heat. Heating is provided by two hydronic panel heaters which provide a comfortable level of heating, even in Hobart's chilly winters. Located on the top floor, the communal laundry boasts 8 high efficiency washing machines and tubs, with usage encouraging social interaction between residents. There is a large roof-top clothesline, an abundant vegie garden, and the communal kitchen and outdoor space is not only a great place to take in the 360-degree views of Hobart, but it is also a great space to interact with guests and fellow occupiers, and to "work from home". Compost bins, a roof top rainwater tank, and a worm farm are all included this impressive build that has sustainability at its core. As we try to move away from a world filled with cars, the lack of car parking is embraced in this community. There are bike racks in the basement, public transport is close by, and two electric cars are available for occupants to use through a car-sharing app. Walk and cycle to... well everywhere! Salamanca, the Hobart Waterfront, the CBD, North Hobart - they are all easily accessible - as are the foothills of kunanyi/ Mount Wellington and the Inter-City Cycleway. City living never looked so good. Please note, the apartment is currently leased until August 2024 at \$585 per week.