

# 100 Salamanca Place, Battery Point, Tas 7004



## Sold House

Sunday, 22 October 2023

100 Salamanca Place, Battery Point, Tas 7004

Bedrooms: 2

Bathrooms: 2

Area: 190 m2

Type: House



Cam Rogers  
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Brianna Marriott  
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## Contact agent

Nestled within one of Battery Point's most coveted residential streets, the property is one of only six at the end of the cul-de-sac of the iconic Salamanca Place. The park-side property has Georgian-era character, period features juxtaposed with modern amenity and finish throughout. Upon level entry on the street through manicured gardens, the home has high ceilings, original timber flooring, fireplaces and convict stone, blending harmoniously with the recent restoration. The lower ground level can be accessed via the lift, or staircase. This space is a private, light filled sanctuary featuring a gas fireplace, skylights and floor-to-ceiling double glazing extending to a sandstone terrace with river views. Exposed sandstone and timber bridge beams create an inviting ambience. The kitchen connects to the living and dining area, showcasing a functional kitchen stainless steel benchtops, a circular island bench, premium appliances and soft-close cabinetry. Bathrooms across both levels blend contemporary style with colonial attributes, offering glass showers, toilets and a luxurious tub upstairs. A European laundry is neatly tucked within the downstairs bathroom. Mid-level highlights include a bespoke wine cellar and ample storage. Upstairs, two bedrooms adorned with decorative fireplaces provide ample space, while the master suite presents captivating water views. Outside, the sandstone terrace basks in sunlight, providing serene river views and an inviting ambience. There are resident permits for on street parking, and a nearby car park is rented privately on an annual basis, footsteps to the front door. Contact Cam Rogers today to arrange your private inspection.