

# 11 Mellifont Street, West Hobart, Tas 7000



## Sold House

Monday, 22 January 2024

11 Mellifont Street, West Hobart, Tas 7000

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 711 m<sup>2</sup>

Type: House



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**\$1,730,000**

'Strathbrae' circa 1920 is a generously proportioned family home seamlessly melding classic original features of the era with tastefully implemented contemporary updates. Located in sought after West Hobart close to all amenities, and positioned on a generous allotment of 711 sqm, this property will appeal to families seeking to move into this popular city fringe suburb. With three levels of accommodation, the entry floor offers the master suite with built in robe and ensuite bathroom and up to three further bedrooms, or two bedrooms with additional living or office space, central family bathroom with bath tub, powder room and laundry. The rear of the home is dedicated to living with light filled and sunny semi open-plan living comprising the modern kitchen, family/dining room and spacious living room. The lower level accommodates a further bedroom with bathroom adjacent, and garage with internal access. The staircase to the upper level reveals a home office/study. Outside the home is surrounded by easy care established gardens, and a private paved courtyard garden with water feature in the back yard provides space to relax and entertain family and friends alfresco. Ducted central heating and cooling provides year round comfort, and a number of double glazed windows and solar panels enhance the home's energy efficiency. Just down the road from the popular Hill Street Grocer, and nearby to local cafes, parks, a medical practice and pharmacy, this home is also within easy reach of excellent schools and Hobart's CBD. This home ticks all the boxes for families seeking location, flexibility and space with character and convenience.