

118A Hill Street, West Hobart, Tas 7000



Sold House

Monday, 4 September 2023

118A Hill Street, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 405 m2

Type: House

\$880,000

This timeless gem, a stunning Interwar Art Deco residence built in 1938, exudes elegance and character at every turn. With its curved brick entry and solid double brick construction, this home is a true testament to quality craftsmanship and architectural finesse. As you step through the stained glass and timber front door, the rich history of the house greets you with stucco interior walls in the hallway and living room, setting a graceful tone throughout. The intricate leadlight window in the main bedroom and front façade showcases the attention to detail that defines this home's personality, while period features, including picture rails, high ceilings, original fireplaces, and Tasmanian oak floorboards, pay homage to the home's heritage and nostalgia. The living area benefits a northerly aspect, while the main bedroom enjoys the gentle morning sun. Both bedrooms are generous in size, while the living room can easily be transformed into a third bedroom, offering flexible living arrangements. The home's service areas include a well-appointed and upgraded bathroom as well as a separate powder room conveniently located by the back door. Boasting new appliances, the kitchen is a practical space to enjoy exploring your culinary skills and is connected effortlessly to the combined butler's pantry and laundry. Almost all windows have been thoughtfully upgraded with 'HushLam' 6mm acoustic glass which not only provides noise insulation, but also bolsters thermal performance and safety. These windows inner workings have also been given a fresh lease on life with replaced pulleys and cords, accompanied by effective draught sealing. The entire house has been rewired to accommodate new lighting, and the insulated ceiling enhances energy efficiency. The through-access garage offers storage solutions, parking convenience accommodating 2-3 vehicles, and direct internal access. Both gardens enjoy the luxury of an automatic customisable watering system, simplifying maintenance. Nestled in an enviable location, the home is within arm's reach of amenities such as Smolt Kitchen Cafe, Hill St Grocer, a chemist, and a butcher. Lansdowne Crescent Primary School and local parks only minutes away, and the allure of Knocklofty Reserve, North Hobart, and the city beckons with a short stroll. • Heating: Rinnai gas heater • Annual council rates: \$2711 • Annual water rates: \$1240