

12 Salvator Road, West Hobart, Tas 7000



Sold House

Wednesday, 16 August 2023

12 Salvator Road, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 400 m2

Type: House



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\$800,000

Located in one of Hobart's most desirable suburbs this charming 1915s weatherboard cottage has a sunny northern aspect and is protected from prevailing southerly and westerly winds becoming a natural heat trap in the winter months. The home is at the base of Salvator Rosa Glen Track leading to Forest Road, Knocklofty Picnic Area, Mount Stuart Lookout, Knocklofty Summit while conveniently located within walking distance to Pigeon hole café, Goulburn Street primary school and Hobart CBD. This is the ideal location for those looking for an active yet convenient city fringe lifestyle. Nestled in a quiet valley behind a white picket fence sits this character filled cottage showcasing many original features including beautiful hardwood floorings, timber sash windows, fireplaces with timber mantles and 3m high ceilings. The versatile floorplan provides up to three spacious bedrooms or the option of a separate formal living room. The main bedroom/formal living room has a box seat along the north facing bay window, providing a fantastic spot to sit and enjoy a book and cup of tea. There are built in wardrobes in one of the other bedrooms. The galley style kitchen offers a free-standing stove and dishwasher and leads through to the bathroom with shower over the bath & a vanity. There is a separate toilet and laundry. The enclosed entry provides a sunny room for a reading nook or creative art space. Heating is well thought-out; the well-appointed living room offers the convenience of a both reverse cycle air conditioner and the ambience of a wood heater. The property is well insulated under floors and in the ceiling. The terraced garden has been designed to enhance a productive organic garden and includes an array of fruit trees, including peach, pear, fig, apple, plum, greengage, pomegranate, lime trees & a raspberry patch. There are garden beds ready for those whole value living sustainably in an urban environment, a chook run and a paved outdoor space for relaxing or entertaining. There is also a garden shed with shelving for storage and off-street parking for one vehicle. Additional features include: • Brand new carpet in the living room & main bedroom • Hardwood flooring in the entry & second and third bedroom • 3m high ceilings, picture rails, fireplaces with mantles (flus blocked) • Insulated under floor, ceiling and along the eastern wall • Wood heater & reverse cycle air conditioner • 6x solar panels • Honeycomb blinds in bedrooms & living area • New hot water cylinder (2020) • Landscaping to enhance productive organic gardening • Chook run • NBN connected