

**12 South Street, Battery Point, Tas 7004**



**Sold Unit**

Monday, 6 November 2023

**12 South Street, Battery Point, Tas 7004**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 88 m2**

**Type: Unit**



Tony Dion

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## Contact agent

Perfectly positioned (walk everywhere!) and a cut above the rest in the current market is this immaculate and tastefully upgraded light filled level access home with the bonus of two car spots, a beautifully landscaped spacious sundrenched private courtyard with new sandstone pavers, your own garden shed and lovely neighbours and neighbourhood. The home is owner occupied and has been lovingly maintained over the years. There is plenty of space in the roof cavity and is currently used for storage and there is a possibility to expand into this space and also seize the surrounding views. The kitchen features an induction electric cooktop and is open to the living and dining area where you can also look out onto the courtyard where you will have no trouble hosting a barbeque or entertaining in style. The main bedroom features architectural triangular glazing along the ceiling and ample glazing looking out onto the private landscaped courtyard. The second bedroom features new timber shutters and recently installed contemporary custom built in robes. The impressive custom cabinetry also features a large integrated bookshelf plus other clever cabinetry. The upgrades made to this beautiful home tie in together beautifully whilst maintaining the charm of the home. Jackman McRoss Bakey is around the corner as are many restaurants and cafes that you can get to easily by foot all on the level! About Battery Point Battery Point is set on the CBD fringe, at just a 1km picturesque stroll from the Hobart GPO. It is Tasmania's first million dollar suburb with a median price of \$870,000 (units Nov 2022-Oct 2023) & \$2,200,000 (houses Nov 2022-Oct 2023) & is the most sought after suburb in Tasmania. Battery Point is suited to people who want to be close to a historic village atmosphere, the beach & Hobart CBD, numerous eateries and the best year round entertainment Hobart has to offer. About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. Council Rates: \$2,800.00 per annum approx. Water Rates: \$1,000 per annum approx. + use age Constructed: 1845 The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.