

123 Warwick Street, West Hobart, Tas 7000

Raine&Horne.

Sold House

Monday, 14 August 2023

123 Warwick Street, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 186 m2

Type: House



Tanya Burns
0362448338



Matt Carne
0419571066

\$735,000

Boasting a blue-ribbon address in the heart of West Hobart, this immensely appealing home opens the door to an enviable city-fringe lifestyle. 123 Warwick Street, West Hobart is character filled and discreet. Set behind a secured garage door, you will instantly love the enchanting two storey cottage that greets you. Tucked away from the hustle and bustle, if you're serious about privacy then your new home awaits. This charming property has been fully renovated, although modernised it is still sympathetic to the past yet still retains many original features. The cute and cosy interior, comprises two/three bedrooms, the main bedroom located on the upper level is a lovely room with a fireplace feature and a lead light door which opens out to the covered verandah. The view from the verandah is fabulous, it takes in the tree lined streetscape, beautiful Hobart City and beyond. There is an additional room on this level accessed via the master, currently utilised as a dressing room, this room has a variety of options and alternatively could be a study/home office, nursery or toddler bedroom, the options are endless. The remaining bedroom is conveniently located on the lower level. The bathroom is modernised and has a delightful claw foot tub and separate shower. The kitchen has been renovated also and offers a well-designed compact work space. The living/dining area is character filled and boasts a handsome decorated mantelpiece set in original bricks. These rooms are cosy and the perfect spot to curl up with a good book on a cool winters evening in front of the wood heater. There are also french doors leading from the lounge space to the outdoor sitting area for ease and convenience whilst entertaining or just enjoying a sunny morning in ones garden. Outside, the established cottage garden provides a compact fully fenced space for children and beloved family pets to play safely, and a verandah with adjoining timber deck to simply sit back and relax with a coffee or delicious Tasmanian wine. The location is second to none and is especially convenient for young families being within walking distance to Lansdowne Primary School, the delightful children's play area affectionately known as "The Train Park", and the popular eateries/cafes along Lansdowne Crescent and Hill Street. Perfect for professionals, small families, downsizers or investors this property will appeal to a multitude of buyers, so do not delay in booking your private inspection. So if you're looking for a city pad, at an affordable price, then look no further than this charming cottage, all of the work has been done and there is also solar to make the home more cost effective to run. Call now to arrange your private inspection. The Vendor reserves the right to accept an offer at any time during the marketing period. To arrange your inspection, please contact our office using the Contact Agent link on this page and we invite you to download our free App (apple and android) from the App Store. Simply search for Raine & Horne Eastern Shore. We can notify you of new listings, inspection times and price changes as soon as they happen. All measurements are approximate and details intended to be relied upon should be independently verified. The particulars contained in this advertisement do not form any contract. While care has been taken in its presentation, no representation is made and no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects.