

12A Summerhill Road, West Hobart, Tas 7000



Sold House

Thursday, 17 August 2023

12A Summerhill Road, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Area: 835 m2

Type: House

\$810,000

Enjoying a superb city fringe location in terms of sheer convenience being right on the cusp of North Hobart's bustling restaurant and retail precinct and just 'moments' from both Adam's Cafe Store on Mellifont Street and Hill Street's Grocer. Smolt Kitchen café, a butcher and pharmacy are nearby. The superb greenscape of Knocklofty Reserve is also within walking distance. Constructed in 1960 and situated on a generous allotment of 835m², this property has remained in the same ownership for over 60 years, testament to many happy years at number 12A for this family. The position is elevated, with level access and a lovely sunny orientation with leafy vistas over a gorgeous established garden planted to capacity with seasonal colour year round. A stunning ornamental Cherry 'Shirotae', Mt Fuji at the entrance makes a statement. Terraces at both the front and rear provide a nice visual connection to the garden and extend the living space. A generously proportioned free standing timber deck in the middle of the garden is a lovely retreat to enjoy outdoor entertaining. The interiors present well...an open plan living dining area is really inviting, courtesy of great natural light and sunshine for most of the day. The renovated kitchen is very spacious and contemporary with clean lines complementing a fresh white and ice blue colour scheme. Custom made joinery provides for a huge amount of storage with a dedicated pantry cupboard in addition to soft close drawers and cabinetry. There are 3 bedrooms, all with built in cupboards adjacent to a central hallway with a family bathroom and separate toilet...a laundry/workshop area downstairs underneath the house services the accommodation. This space is large enough to convert to perhaps a home office or studio and opens directly onto a garden path leading to the front pedestrian gate, independent of the main entrance. A real bonus representing 'hidden value' and worth mentioning is that the house is really well insulated including the ceiling, walls and underfloor, in addition to the property being on mains gas. A wall panel gas heater and hot water are linked to mains. A reverse cycle air conditioner keeps the interiors at a comfortable temperature level year round. Beneath the carpet, there are timber floor boards which would polish beautifully if exposed. This property is family orientated so a fine selection of schools in the vicinity, including Lansdowne Crescent and Mount Stuart Primary Schools in addition to The Friend's School will be a draw card. Grasp this opportunity to purchase a really nice property with scope to add further value and perhaps increase the existing footprint if so inclined. Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.