

# 13 Hiller Street, Devonport, Tas 7310

PROPERTY ○ I R C L E

## Sold House

Friday, 6 October 2023

13 Hiller Street, Devonport, Tas 7310

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 685 m2**

**Type: House**



Sharyn Crack  
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## Contact agent

Welcome to Rosie's Cottage, circa 1900, a home that tells a story as you venture throughout, beaming with personality and charm that you would expect of its era, with a versatile floorplan. Water views over the Mersey River and Bass Strait are a highlight, watching the Spirit of Tasmania sailing in and out of Port from the lounge, deck and kitchen. Behind the timeless façade, discover a captivating residence with the irresistible allure of charm, and rich history - an authentic masterpiece of its time. The wide hallway, high set ceilings, timber flooring and ornate arches form part of the magic encapsulating this property and maintaining a warm and welcoming environment. The front portion of the home is dedicated to two grand bedrooms, with built in robes and large windows offering pleasant aspects and natural light, and an ensuite for added convenience. A third bedroom offers flexibility, with built in cabinetry. The living portion of the home presents a separate kitchen that artfully combines dining, with unique original features and a stunning outlook. The two living areas are adjoined via stairs, and offer an abundance of light, and a cosy zone to live and entertain, with each space maintaining its distinct identity. The top living area extends out to the timber deck, where you can enjoy those city and water views. The main bathroom is closely appointed to the bedrooms, and has been restored, offering a generously sized shower and modern comforts. Additional features include ducted natural gas heating throughout the house, a natural gas cooktop, an electric oven, and the installation of 18 solar panels (ready for a battery). Downstairs accommodates a sitting area, toilet, laundry, wine cellar, and flows out to the private backyard where you can enjoy the spa whilst overlooking the beautiful grounds. Set on a 685m<sup>2</sup> (approx.) allotment, with a separate garage with room for two vehicles and great storage and workshop, a garden shed, plus ample off-street parking in the driveway. Perfectly positioned in an ever-popular locale that offers great neighbours, cafes, and amenities at your doorstep. Schooling options are plentiful with Our Lady of Lourdes Catholic School, Devonport Primary School, Reece High School all within easy reach to your newfound address. Within short proximity to the Devonport town centre, public transport, and the Mersey River walking track, making it a location of absolute convenience. We look forward to welcoming you to this opportunity. Call Sharyn Crack for further details and to arrange an inspection. \*\*Property Circle Tas has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.