

**13 Petty Street, West Hobart, Tas 7000**



**Sold House**

Saturday, 12 August 2023

13 Petty Street, West Hobart, Tas 7000

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 500 m2**

**Type: House**



Kate Clark

0437172500

**\$836,000**

This charming, character property offers the perfect combination of convenience and potential, this is only the second time this property has hit the market in 100 years. With three spacious bedrooms, plus sunroom/study, two separate distinct living zones, high ceilings and open fireplace features. This property is waiting to be modernised and blended with its gorgeous yesteryear character. 13 Petty Street is ripe for renovations, it could be transformed into the home of your dreams, whether you're looking to renovate and or extend, the possibilities are endless, with its north facing sun-drenched rear yard this property is perfect for those who love to soak up the sun and enjoy the outdoors in the spacious gardeners delight back yard. The Backyard has a shared driveway access with the adjoining neighbour that give you direct access to the backyard, which has the space for a carport, landscaping and endless possibilities to make it a more utilised space. Located in a prime position close to, Hill Street Grocer, Smolt Kitchen, Lansdowne Crescent primary school, Knocklofty Reserve and the ever-popular Train Park. It is an easy walk to the popular North Hobart restaurant strip. You can see why West Hobart is so popular with families. Situated in one of West Hobart's most sought-after streets, look no further than this character federation home with endless potential, see this 1920's gem for yourself. This won't last long, You do not want to miss this.