

13 Powell Street, Sandy Bay, Tas 7005



Sold House

Wednesday, 20 September 2023

13 Powell Street, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 414 m2

Type: House



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\$1,185,000

Holding a highly coveted and quiet position in Hobart's prestigious Sandy Bay, this level access ready to move into four bedroom, two bathroom plus study period home exudes an impressive fusion of old world charm. With contemporary updates, the home is walking distance to all the essentials including schools, shops, parks, Salamanca and a host of local galleries, cafes and restaurants. The position here is quite special having a village feel in a quiet and private level street filled with character/'story book' homes. There is no shortage of fabulous birdlife, and you feel a sense of peace and tranquillity in this unique within a pedestrian friendly pocket of Sandy Bay. The level driveway is long with generous width allowing you to park multiple vehicles off the street and perhaps your trailer and/or caravan. This family and pet friendly home features a large ensuite in the main bedroom as well as walk in robe and spacious bedrooms. There is a lovely deep free-standing bath in the main bathroom simply perfect to relax and unwind. This impressive home offers spacious and versatile living zones, a grand wide hallway with high ceilings and a crisp open plan kitchen/dining/living area opening up onto a north facing deck including the bonus of a remote awning. There is a separate laundry/utility area with a 3rd toilet and the home offers period characteristics, including character fireplaces and high ceilings, which combine to create a sense of warmth and charm. The open plan living, dining and kitchen areas are light and bright and highlight large, double doors opening out to a courtyard oasis that presents the ideal space for alfresco dining or relaxing in perfect privacy. The spacious rear yard is the perfect size featuring plenty of space for the kids to play, set up a productive garden or choose to create a manicured perfect manageable lawn. There is plenty of storage space under the deck, and staying warm in winter is easy with a gas central heating system. The kitchen features stone bench-tops, soft-close cabinetry and stainless-steel appliances. Internal French doors lead from the hall into the generous dining room, which features a fireplace upgraded with an integrated, efficient combustion heater. The property is close to the vibrant Hobart CBD, Salamanca, the waterfront precinct, and the Sandy Bay shopping zone, and is private, quiet, and secure. Complete with level access and a short term stay track record, this property is certain to impress even the most fastidious buyer. With over 200m² of useable space on a manageable 414m² level block, 13 Powell Street presents a rare opportunity for the dream lifestyle, along with the option of pursuing and growing income via short-term accommodation. Key features:- Short-term accommodation options- Period features, open plan living opening to a deck - Generously proportioned rooms- Lovely rear yard- Plenty of off street car parking- Level access Year Built: Circa 1910 Construction Type: Weatherboard Heating: Gas Central Heating + Instant hot water (gas) Additional Information: NBN connected About Sandy Bay: With a current median price for 4 bedroom houses at \$1,575,000 Sandy Bay (Sep 2022 - Aug 2023) is well regarded as one of Tasmania's most premiere suburbs with easy access to Hobart's CBD and world-famous Salamanca, it is home to Nutgrove Beach, Wrest Point Casino and great local shopping, trendy cafes and excellent schools. With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania (not including government housing projects), Hobart remains a solid city to be investing in with migration levels back to pre-pandemic levels and population growth with around 25,000 additional residents recorded in the last census. Demand is currently high, rental yields are great, and stock levels of quality homes low. We encourage you to get in quick on this opportunity.* The vendor reserves the right to accept offers prior to the advertised open home times.* 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.