

13 Salvator Road, West Hobart, Tas 7000



House For Sale

Thursday, 16 November 2023

13 Salvator Road, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 560 m2

Type: House



Kelly Fall
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Jo Brownless
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\$795,000+ range

Built in 1920 this weatherboard cottage is full of character and charm. Occupying an elevated position with city and river vistas with just over a 2km commute to the Hobart CBD the home will suit buyers looking for city fringe living with the ability to stroll into the CBD or enjoy the surrounding bushlands and many walking trails on offer. The home has an open plan living and dining area with polished Oak floorboards and both a slow combustion wood heater and two reverse cycle heat pumps to keep the area ambient year-round. The kitchen has had a recent update and there are three good-sized bedrooms and a family bathroom with shower over bath, vanity, and separate WC. The home has two sundecks at the front of the house that will be a great extension to the living area and will be well utilised for entertaining and alfresco dining. The rear gardens are terraced with a series of recently upgraded and replaced retaining walls and garden beds providing scope for the avid gardener to enjoy with up to 6 terraces for planting. There is plenty of space under the house and a utility room that could be further upgraded to provide endless options for its use. The single lock-up garage (a rare find in this locale) provides secure parking or another option to extend your storage further. This position is so close to Hobart City and an easy walk or commute whilst still having the delights of West Hobart at easy reach. Knocklofty Reserve sits at the rear of the property and provides walking tracks and picnic areas. Great schools, shops, and amenities surround the much sought-after suburb and provide the lifestyle opportunity so many buyers desire. Rental estimate \$600 - \$630 per week Council rates - approx \$1,700 pa Water rates - approx \$1,100 pa + usage 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.