

# 147 Warwick Street, West Hobart, Tas 7000

PETERSWALD  
for property

## House For Sale

Tuesday, 13 February 2024

147 Warwick Street, West Hobart, Tas 7000

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 531 m2**

**Type: House**



Phoebe Nothing  
0362247090



Harry Coomer  
0448544100

## **\$800,000+ price range**

Ideally located on the city fringe, positioned to take full advantage of the convenience of the suburb and neighbouring locales, sits an impressive, circa 1930s cottage on a substantial allotment in West Hobart. The character-filled residence displays many original features, well-maintained to provide a glimpse into the home's rich history, including polished timber flooring, high ceilings, and ornate lead-light windows. A sumptuous lounge room sits at the front of the home, where large windows invite an abundance of natural light and warmth to flood the space. Wood heating is nestled within an original brick fireplace. The kitchen, largely original in design, contains room to dine-in, and could benefit from contemporary rejuvenation, however functional as is, with a stainless-steel oven and gas cooktop, and rangehood, and plenty of storage. Three generous, bright bedrooms make up the comfortable accommodation, one inclusive of rich timber built-in wardrobes, and another with an original fireplace, now painted and decorative. The bathroom, with unique, period tiles, features an over-bath shower, pedestal basin, and a toilet. The laundry is located outside, adjacent to the utility area, with space for storage, and a workshop. Off-street parking is provided for one vehicle. Rare for such a central location, the generous allotment allows for peace and privacy, with the home set back from the street, and a tiered garden within the backyard. Privacy hedges, and tall leafy trees encase the elevated patio, where entertaining, or dining al fresco can be enjoyed with stunning water glimpses. Occupying a prime position on the edge of vibrant Hobart, within walking distance to renowned cafes, restaurants, speciality stores, and the CBD, this impeccably presented home in the heart of West Hobart provides a lifestyle filled with comfort and convenience with a highly desirable address.