

**15 Swanston Street, New Town, Tas 7008**



**House For Sale**

Tuesday, 7 May 2024

15 Swanston Street, New Town, Tas 7008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1650 m2**

**Type: House**



Dean Oakes

0438398130

## Offers Over \$1,875,000

This stunning four bedroom home circa 1930 presents an outstanding opportunity for families seeking a dream retreat in a prime city fringe location. The beautiful 90 year old home "Adwalton" has been enhanced by stunning updates that seamlessly meld the elegance of the past with the comforts of today. The width and depth of the gardens sitting on approx 1600sqm feature private leafy retreats with nooks to relax in, multiple sheds, and mature trees that accentuate the space while the home's noble facade opens to warming interiors that are ready to be enjoyed. Fall in love with the beauty this timeless treasure reveals as you enter the abode, an elegant foyer embraced by handsome Japanese oak timber paneling, the stunning oak spiral staircase, and a luxuriously wide hallway with original hardwood flooring that introduces the old world grandeur and the stately proportions that are hallmarks of properties of this era. A gracious formal lounge and generous formal dining all with original features, large open fireplaces, and polished floorboards evoke images of a bygone era, as does the library with its stunning period attributes. Throughout the home, the inviting interior reveals exquisite elegance through high ornate ceilings, Dado rails, and original stained glass lead light windows. The modern Scandinavian inspired kitchen has been beautifully renovated with incomparable style and is awash with premium finishes including Smeg appliances, waterfall return bench tops, and soft closing cabinetry. It is here you will discover a double glazed picture window with a Blackbutt floating breakfast bar opening views into a private paved courtyard with planter boxes of various citrus trees and the vine covered arbor with boules lawn. Also on this level, you will find an extensively glazed sunroom with views of the garden and courtyard and as far as Mount Wellington and its foothills. As we move to the rear of the home it provides a spacious laundry with extensive bench space and a boot room that implements custom built joinery with one touch opening doors and access to the larger ModWood deck. Upstairs accommodation supplies a spacious master bedroom with built in robes and an open fireplace and further two bedrooms that are serviced by a modern central bathroom. The study can be configured as a small fourth bedroom or nursery. Plush carpets and double glazing in the bedrooms elevate the living experience to new heights of refinement. A truly remarkable and irreplaceable property, with stunning surrounding gardens, a glasshouse, vegetable beds and fruit trees promoting your garden-to-table lifestyle along with an above ground fishpond, filtered and self-sustaining with native aquatic plants and goldfish. It also brings a myriad of peaceful nooks to quietly sit and admire this historical and most memorable work of architectural art. A long list of inclusions only adds to this home with reverse cycle heat pumps, double glazed windows throughout the home, two separate toilets, plenty of storage, approximately 14kw solar panels, double carport, garage with separate driveway, and multiple sheds/utility buildings. Completely convenient due to its central location to New Town amenities and schools, this superb address is poised to explore New Town and its restaurants, and cafes strip with ease. A simply sensational opportunity to take advantage of such sought after surroundings and only 10 minutes away from Hobart CBD. Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, a guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.