

16 Augusta Road, New Town, Tas 7008

PETERSWALD
for property

Sold House

Wednesday, 28 February 2024

16 Augusta Road, New Town, Tas 7008

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 749 m²

Type: House



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Presiding over Augusta Road with an iconic, Federation presence, restored to perfection with considerate renovations to enhance liveability, this remarkable example of period architecture seamlessly combines old-world charm with contemporary comfort in New Town. Flawlessly presented, Nandialla, showcases a blend of classic original details with modern refinement. Exquisite lead-light windows, polished Tas Oak flooring, soaring high ceilings, bay windows, finials, fireplaces with timber mantles, and ornate ceiling roses provide a glimpse into the home's rich history throughout. From the stunning verandah entrance, the expanse is immediately evident. The extensive residence spans two generous floors, each bathing in abundant natural light and warmth. Spacious, flexible living encompasses the entrance level, with numerous family lounge, sitting, and dining spaces, both formal and casual to suit any occasion. A country style kitchen is encased by timber, with quality cabinetry, and timber benchtops. The culinary space comes fully equipped with premium, stainless-steel appliances, and plenty of room to dine-in. From the kitchen and dining space, a sun-drenched terrace provides a natural indoor to outdoor transition, ideal for entertaining within stunning garden surrounds. Further along, a sheltered verandah and courtyard offers additional al fresco areas to enjoy the outdoors, dine, and host family and friends in a private setting. Sumptuous accommodation occupies the upper-floor of the spacious home, where four generous, sun-filled bedrooms await, each with varied built-in storage options. There is also a glorious sunroom which extends to a private balcony, and another sunny balcony further along with direct access to parking. The home is well serviced, with a bathroom on each level, each renovated for contemporary living. Upstairs, there is a free-standing bath, shower, toilet, and a twin-sink floating vanity. On the ground-floor, there is a luxurious walk-in shower, vanity, and a toilet. A third toilet is positioned within the large laundry. Set back from the street, nestled upon an extensive 749 sqm allotment, the property enjoys seclusion, peace, and privacy. The established gardens are stunning, with leafy, age-old trees, hedges, lawns, and florals. There is no shortage of storage throughout the home, across both levels. Ample, off-street parking is elevated towards the rear of the property, with easy access from neighbouring Mortimer Avenue. Occupying a prized, prominent corner allotment, amidst some of Hobart's finest and most celebrated period properties, and just a short stroll to Hill Street Grocer, numerous shops, schools, and services, and the vibrant entertainment precinct of North Hobart, this impressive Federation masterpiece marries superb period majesty with the utmost modern comfort in a highly desirable New Town location. Council rates: \$4,062 pa approx Water rates: \$1,200 pa approx Rental estimate: \$1,000 - \$1,100 pw approx Year built: 1915 Construction: Brick