

**16 South Street, Battery Point, Tas 7004**



**House For Sale**

Sunday, 4 February 2024

16 South Street, Battery Point, Tas 7004

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 239 m2**

**Type: House**



Tony Dion

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## Expressions of Interest

Holding a highly coveted position in Hobart's prestigious Battery Point, this low maintenance property exudes an impressive fusion of old-world charm within a stone's throw of Salamanca and a host of local galleries, cafes, and restaurants. The feeling of being in this pocket of Battery Point is special, with people coming from all over the world to visit and peruse the beauty in this precinct. Jackman McRoss Bakery is around the corner as are many restaurants and cafes that you can get to easily by foot all on the level all within 100 metres or so ! 'Melrose' at 16 South St presents a rare opportunity for the dream lifestyle and features the bonus of multiple off-street parking, level access and two levels in one of Battery Point's prime streets with fast internet nbn fibre to the premises. There is a delightful sun drenched courtyard and this brick stand-alone home is surrounded by a lovely neighbourhood and neighbours. The home is currently tenanted until 14/4/24. With a light and bright colour palette the home features high ceilings on entry and plenty of charm. The spacious master bedroom (with built in robe), living, dining, laundry, full bathroom and kitchen is on ground level with an upgraded solid Tasmanian Oak staircase leading upstairs to a study nook plus 2 bedrooms, built in robes, a powder room/2nd toilet plus attic storage. Located in one of Australia's most liveable suburbs, the home is situated between the historic Princes Park, Kelly's Steps and the famous Jackman & McRoss bakery café. 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. About Battery Point Battery Point is set on the CBD fringe, at just a 1km picturesque stroll from the Hobart GPO. It is Tasmania's first million-dollar suburb with a median price of \$2,090,000 (houses Jan 2023-Dec 2023) & is the most sought-after suburb in Tasmania. Battery Point is suited to people who want to be close to a historic village atmosphere, the beach & Hobart CBD, numerous eateries, and the best year-round entertainment Hobart has to offer. About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. Tasmania is known for its pro-environmental stance, and in 2020 achieved 100% renewable energy status thanks to a combination of hydroelectricity, wind, and solar energy sources. Constructed: 1880 Rates: \$3,192.80 Water: \$1,051 fixed charges Heating/Air con: 2 \* Daikin reverse cycle / heat pumps 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.