

# 168 Goulburn Street, West Hobart, Tas 7000

PETERSWALD  
for property

## Sold House

Monday, 3 June 2024

168 Goulburn Street, West Hobart, Tas 7000

Bedrooms: 4

Bathrooms: 1

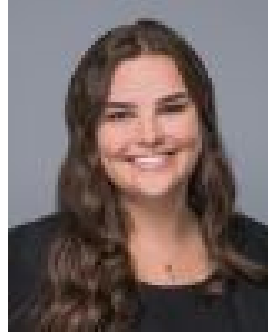
Parkings: 1

Area: 426 m<sup>2</sup>

Type: House



Bec Owens  
0439623194



Mahalia Triffitt  
0497257781

**\$1,125,000**

Welcome to 168 Goulburn Street, West Hobart – a timeless urban sanctuary where heritage charm meets contemporary living. Dating back to C1880 this beautifully restored home offers three bedrooms on the ground floor plus a spacious and light-filled attic room, perfect as a large fourth bedroom, second living area or work from home space providing versatile living options for the modern family. Step inside and be greeted by a sympathetic and stylish renovation that seamlessly blends period features with modern comforts. From the moment you enter, you'll be captivated by the character-filled interiors, featuring high ceilings, four panel doors, mantelpieces, polished timber floors, an abundance of natural light with pretty views of the city and surrounds. The central hallway is the focal point of the traditional layout in the front of the home, with doors leading off either side to a sizeable bedroom and another functional bedroom or sitting room. The third bedroom is tucked away privately behind the staircase which leads to the large fourth bedroom in the attic. This well finished space is light and airy with snippets of view framed by attic windows. Room for a king size bed or sitting area, this space is truly versatile. The heart of the home is the open-plan living area, perfect for entertaining or simply relaxing with loved ones, the lounge, dining and kitchen all flow through French doors to the gardens beyond. The gourmet kitchen boasts dual ovens, integrated dishwasher, timber benchtops, pop up power outlets and ample storage, making it a joy to cook and entertain in. Discreetly located behind a hidden door panel, the spa-like bathroom features a large soaking tub, walk in shower and enclosed euro laundry. The home is kept cosy with electric heating throughout, has functional restored windows and fly screens to the French doors. Restored to exacting standards with a warm colour scheme and modern living in mind. Wander outside and discover the stunning gardens, where lush greenery and manicured lawns create a peaceful oasis in the heart of the city. Whether you're enjoying a morning coffee on the sunny terrace or hosting a summer BBQ with friends, this outdoor haven is sure to impress. Fully fenced with a side gate accessing off street parking and discreet bin storage, there is also a garden shed for additional storage and utility area. Located just a short stroll from the CBD, schools, shops, and cafes, this property offers the ultimate in convenience and lifestyle. Enjoy the best of both worlds – a tranquil retreat on the edge of the city. Year built: C1880 House size: 169 sqm Land size: 426 sqm Rates: \$2,400 per annum approx Water rates: \$1,000 per annum approx Heating: Electric #findhomewithus