

**174 Goulburn Street, West Hobart, Tas 7000**



**House For Sale**

Thursday, 11 April 2024

174 Goulburn Street, West Hobart, Tas 7000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 228 m2**

**Type: House**



Ant Manton

0362728177

## Offers Over \$995,000

Ant's "Fluff-Free" Description..\* Designed and built by a local Architect - Barry McNeill - in 1993, this West Hobart delight offers an appealing mix of quality, space, natural light and a convenient central location within an easy 10 minute stroll of the city.\* Set on an easy care and fully fenced block with just enough space to keep you occupied, the home is of brick and tile construction and would be perfect for the young inner-city executive couple.\* Spacious open plan living and dining area with cathedral ceilings, exposed timber features and level access to a lovely balcony - an ideal spot to enjoy the sun and water views.\* Striking modern kitchen with gas AND electric cooktop, quality appliances and stainless steel benchtop - plus loads of storage options.\* Master bedroom with built-in robes and two-way bathroom with corner spa and separate shower.\* Separate powder room.\* Guest bedroom upstairs with ensuite and built-in robes.\* Plus a spacious 3rd bedroom or "double-study" - the ideal set-up for those working from home.\* Ducted reverse-cycle air-conditioning will keep you warm - and cool - whatever the Hobart weather may bring!.\* Then head downstairs for a REAL bonus...\* A HUGE double garage plus MASSES of extra room - so whether it's a workshop or wine cellar you're after, you'll find all the space you need down here!.\* Add to all this a roomy entertaining deck, lovely easy care grounds with watering system and the package is ALMOST complete...\* Although if I didn't mention the sunlight, water and city views and close proximity to all the shops, services, schools and transport you could ever need - even the walking tracks of Knocklofty Reserve - then I have now!.\* All that's left is for you to arrange an Inspection and make your OWN decision...Onwards and upwards to your classic West Hobart delight!"I Work Harder - It's THAT Simple!"Disclaimer: 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.