

**185 Davey Street, South Hobart, Tas 7004**



**Sold House**

Saturday, 25 November 2023

185 Davey Street, South Hobart, Tas 7004

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 119 m2**

**Type: House**



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**\$915,000**

Located within walking distance to the city, South Hobart's village strip, and the Salamanca waterfront region, this stunning terrace townhouse is the epitome of city fringe living. The location also marks the gateway to Kingston and the Channel region, whilst originating the short drive (or ride) up to the Mt. Wellington (Kunanyi) National Park. Having benefitted from a lovely renovation, 185 Davey Street is a substantial, two storey solid brick Federation townhouse, circa 1915. There has been great care taken to preserve the characteristics of its era - lofty ceilings, timber fretwork, decorative fireplaces, picture rails, panelled doors, and stained glass all feature prominently throughout. Investors will be delighted by the capital growth potential in this blue-chip location (+80% median sales growth 5 years\*), strong rentability factor and short stay suitability. This property is an in demand listing on Airbnb with very high occupancy, culminating in an average revenue stream of approximately \$2K per week. The double brick construction has been paired with "Sealash" double glazed windows to enhance the climate and sound insulation of the home, whilst also retaining the character of the original sash frames. Fresh paintwork and a new roof complement the modern convenience of ducted reverse cycle heating/cooling upstairs, and additional heat pumps on the ground floor. The front entrance of the home is signified by an elegant white timber staircase, leading up to the top level of the home, a space reserved for accommodation. Two generous, light filled bedrooms are complemented by a third bedroom or study, whilst an office nook provides an ideal workspace with a view. The top floor is completed by a functional bathroom including toilet, vanity and shower. Downstairs is all about living, highlighted by a delightful lounge space, with direct access to a chic, decked courtyard. Entertaining in this north facing enclave will become an eagerly anticipated feature of your new urban lifestyle. A 'country style' kitchen connects the living space, allowing the chef of the house to prepare, as well as interact with family and guests alike. Another gorgeous room at the front of the house can be utilised as formal dining, second lounge or even an additional bedroom (STCA). Completing the downstairs level is another bathroom and toilet, as well as a sleek European laundry, cleverly located close to the back door for convenience. This home is surrounded by amenities, with entertainment, parks and shopping options right on the doorstep. A leisurely cycle, scooter or walk along the picturesque Hobart Rivulet will take you to the edge of the CBD, whilst the beautiful Fitzroy Gardens is another close by walking park. Handy to UTAS and a selection of great schools, this home really is the perfect blend of character and convenience.

- Double brick terrace townhouse, circa 1915
- Preserved heritage features throughout
- Chic urban courtyard
- Generous upstairs accommodation
- "Sealash" double glazed windows
- Walking distance to CBD, Salamanca, South Hobart Village, UTAS

Council Rates \$2300 (approx p.a.) Water Rates \$1000 (approx p.a.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is not intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information. All time frames, boundaries and dimensions are approximates only.\*Core Logic Suburb Data South Hobart 5 years to August 2022