

2 Derwent Lane, Battery Point, Tas 7004



House For Sale

Thursday, 14 March 2024

2 Derwent Lane, Battery Point, Tas 7004

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 627 m2

Type: House



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Offers over \$3,500,000

Positioned in a prime location in the heart of historical Battery Point, this solidly built brick home enjoys a sunny aspect overlooking a panoramic view of the Derwent River. A recent contemporary renovation has tastefully implemented modern amenities throughout the stylish interior with spacious open plan living. Coupled with easy care established gardens and a fabulous location within walking distance of local restaurants, cafes and pubs, and Hobart's Waterfront, this is an exceptional opportunity to purchase in sought after Battery Point. Conveniently set across one level, the dining room off the hall leads into the well-appointed kitchen with stone benchtops and quality Fisher and Paykel appliances, and expansive living room. Extensive glazing in this part of the home captures views of the river, Wrest Point and Sandy Bay, with access to the verandah and deck overlooking the water creating seamless indoor/outdoor living, further extending the living area for hosting family and friends. The private master suite has capacious built in wardrobes and an ensuite bathroom. Two further bedrooms each have built in wardrobes, and one has dual access to the central bathroom accommodating a luxuriously deep free-standing bathtub and generous walk-in shower. The laundry completes the floorplan. Classic original features of the 1920s cottage such as high ceilings, hardwood floors and picture rails remain in situ. Considered design features include double glazing throughout, plush wool carpets, floor heating in both bathrooms, NBN connection, Daiken ducted heating and cooling system, and secure undercover car parking behind an electric gate. The back garden is fully fenced and safe for children and pets, and there is access via a secure gate to the park adjacent to the property. Battery Point icons Shippie's and Jackman and McRoss are within easy walking distance for a pub meal and morning coffee, Salamanca is just a short stroll down Kelly's Steps, and the Royal Yacht Club of Tasmania is five minutes away. Impressive in every way, this home offers relaxed living, a vibrant lifestyle close to all amenities and an enviable address, all set against the backdrop of the ever-changing vista of Hobart's River Derwent.