

**22 Haig Street, Lenah Valley, Tas 7008**



**Sold House**

Tuesday, 17 October 2023

22 Haig Street, Lenah Valley, Tas 7008

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 929 m2**

**Type: House**



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## Contact agent

This 1949 masterpiece built by F.E Nicholls is a timeless piece of Hobart's architectural history. The iconic façade boasts a beautiful history of craftsmanship, constructed with concrete in slabs and thoughtfully stained to give it the appearance of sandstone with the texture of bluestone. Its architectural significance is so notable that it earned a dedicated write-up in the esteemed "100 Hobart Homes" book. Perched at the prestigious top end of Haig Street, it takes full advantage of its elevated position, offering breathtaking views overlooking the city and the picturesque River Derwent. As you step inside, you're welcomed into a world of classic elegance. To your left, a formal living room exudes charm and character. Continue through to the open-plan kitchen, dining, and second living room, where a north-facing orientation floods the space with natural light. This sun-soaked area takes full advantage of the views, and a balcony off the dining room invites you to soak in the surroundings. The functional kitchen offers plenty of cupboard space, catering to both practicality and convenience. Accommodation within the home consists of up to four bedrooms, 3 generously sized and equipped with built-in wardrobes. Servicing the bedrooms is the main bathroom with shower and bath and a separate WC for convenience. Downstairs, a rumpus room with a kitchenette, bathroom and separate external access provides a perfect retreat for extended family members or teenage children. The laundry and further under-house storage can also be found on this level. Outside, a well-established garden graces the property, featuring an abundance of fruit trees that provide both beauty and bounty. A double, remote accessed garage serves as an ideal workshop, at-home gym or secure parking space. With original Tasmanian Oak floorboards waiting to be uncovered, and fabulous original features throughout, there is plenty of scope to add further value and create your dream home by putting your own personal touch on this timeless gem. The location of this property is equally impressive. Just minutes away from fabulous local cafes, including Whisk and CO, and the renowned Jean-Pascal Patisserie, as well as local grocery Salamanca Fresh, you'll have culinary delights at your doorstep. A wonderful neighborhood with local parks and schools nearby ensures a great lifestyle awaits its next custodians. • Heating: Gas heater and electric panel heaters • Annual council rates: \$2700 approx. • Annual water rates: \$890 approx.