

22 Swan Street, North Hobart, Tas 7000



Unit For Sale

Wednesday, 17 January 2024

22 Swan Street, North Hobart, Tas 7000

Bedrooms: 5

Bathrooms: 2

Area: 286 m2

Type: Unit



Jo Brownless
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Kelly Fall
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Offers over \$1,430,000

Occupying a very sought-after address in the city fringe suburb of North Hobart, 22 Swan Street offers a classic 1930s home that has opportunity and scope with generous proportions and enviable original character. Set over three levels the flexibility of this stylish property together with the ability to enhance the space to suit today's lifestyle will appeal to a wide range of purchasers. The self-contained one-bedroom apartment on the lower level adds potential for supplementary income, Airbnb, or extended family accommodation. The home has been duly respected over the journey with original features being preserved with polished Tas Oak floors, leadlight windows, picture rails, sash windows, and feature open fireplaces throughout the property. The entry level boasts a generous front room with a bay window that could be both a formal living room or a master bedroom. A second equally generous room has another bay window and an open fireplace with ornate tiles and mantle surround. There is a separate functional kitchen with loads of storage and good workspace together with an enclosed verandah with river and city views and a laundry with a downstairs WC. Ascend the beautiful, original staircase with turned balustrades to three exceptionally sized bedrooms which again mirror the downstairs for character and original charm. The home could be configured with living rooms on both levels and the fourth potential bedroom has an enclosed verandah that again admires the city and river vista. There is a bathroom on this upper level with a shower, vanity, and WC. The internal staircase leads to the lower level with a cellar/utility space. The fully self-contained apartment has a separate entrance and is a welcome inclusion for today's buyer looking for the ability to generate an income from their investment. The fully landscaped gardens with mature trees and plants have several expansive decks for entertaining and alfresco dining and provide a low-maintenance space to enjoy. North Hobart sits just 2kms from the Hobart CBD. Surrounded by fabulous shops, schools, and recreational facilities it is understandably one of Hobart's most enviable, sought-after suburbs with the North Hobart restaurant strip, State Cinema, and wine bars almost on your doorstep. This beautiful, distinguished property has scope, and flexibility and will repay its purchasers with not only a fabulous address but also a wonderful home. Rental estimate: House rental appraisal: \$830- \$860 per week Unit rental appraisal: \$320 - \$350 per week (currently rented at \$220 per week) Council rates - approx \$2,900 pa Water rates - approx \$1,100 pa + usage* 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.