

22A South Street, Battery Point, Tas 7004

House For Sale

Tuesday, 7 May 2024



22A South Street, Battery Point, Tas 7004

Bedrooms: 1

Bathrooms: 1

Area: 120 m2

Type: House



Tay Smook
0480197558



Nina Schubert
0404998809

Offers over \$695,000

Nestled along Battery Point's esteemed South Street, where Victorian-era residences stand as proud monuments to a bygone era, awaits an idyllic cottage poised for its next chapter. Dating back to the 1840s, this Whaler's cottage stands as a testament to Tasmania's rich maritime history, boasting original features and offering a lifestyle to those seeking easy, lock-and-leave, low-maintenance living. Spanning a single level, this inviting floor plan features a cosy living room graced with an original mantelpiece and historic convict brick fireplace, alongside a sun-kissed bedroom and an inviting eat-in kitchen. Completing the picture is a combined bathroom and laundry, with slate flooring a newly installed vanity. A reverse cycle air-conditioner stands ready to keep the cottage ambient, ensuring year-round comfort. Outside, a picturesque courtyard bathed in sunlight provides a serene, private oasis to savour morning coffees amidst the freshly landscaped surroundings, while a substantial concrete-based shed, a canvas of endless possibilities, awaits the stroke of imagination. Whether envisioned as a studio space or as the cornerstone of an architecturally designed extension (STCA), its potential knows no bounds. Recently adorned with a fresh coat of paint inside and out, this heritage gem awaits its next custodians, ready to be cherished and enjoyed for years to come. Beyond the cottage's doorstep lies South Street's vibrant community spirit, warmly welcoming all who wander its sidewalks. Just a leisurely stroll away, one can find themselves amidst the bustling Salamanca or savouring the delights of renowned establishments like Da Angelos, Jackman & McRoss bakery as well as Hobart's finest cafes and boutiques within the iconic Battery Point village. This is a truly wonderfully positioned cottage and a thoroughfare that winds its way through one of Hobart's most historic and prestige's neighbourhoods. Year built 1840s Rental appraisal \$480 p/w Council rates \$2499 pa approx Water rates \$1080 pa approx