

# 25 Kelly Street, Battery Point, Tas 7004

PETERSWALD  
for property

## House For Sale

Tuesday, 16 January 2024

25 Kelly Street, Battery Point, Tas 7004

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 339 m2**

**Type: House**



Nick Morgan  
0417486013



Luci Scutt  
0400614752

## **\$1,450,000+ price range**

Occupying a coveted position within the exclusive enclave of Battery Point sits an impressive, character-rich property, where period charm meets contemporary comfort and convenience in a tightly held locale. Set across a single level with sky-high ceilings, the versatile floorplan allows for a myriad of living arrangements. A sumptuous light-filled lounge room overlooks the historic streetscape, and features parquet mosaic flooring, original brick and timber-mantled fireplace now with electric heating, and ornate lead-light windows of unique design. Further along, a formal dining room also showcases stunning period features, with another original brick fireplace, now decorative, and quality bespoke cabinetry, with beautiful stained-glass. The kitchen, with room for casual dining, fully functional in its current state, with a free-standing oven with electric stovetop, and plenty of storage space with a nearby pantry space and a servery. Comfortable accommodation comprises of two bedrooms, each inclusive of built-in wardrobes and natural light and warmth. The front lounge room could easily create the third bedroom if desired. A renovated bathroom with chic grey floor and wall tiling services the home, with a walk-in glass shower, and a vanity. A separate toilet is located nearby. The laundry has an abundance of storage space, and room for necessary appliances, and there is more storage within large hallway linen closets, and a storeroom. The grounds are fully fenced, and feature established gardens filled with greenery, with two sheds on-hand for the ease of outdoor care. There are numerous alfresco spaces to entertain family and friends, or to simply sit and soak up the glorious Hobart sunshine. Off-street parking is provided within the gated driveway. The historic Battery Point Village, home to some of Hobart's most popular bakeries and cafes, is just around the corner, along with many fabulous restaurants and stores. Salamanca, the iconic Waterfront, and shopping hubs of Sandy Bay and the CBD are also within walking distance. Ideally located to take full advantage of the many amenities of the desired suburb, and neighbouring locales, this impressive, immaculately maintained and presented home in the heart of Battery Point provides limitless potential for luxury living in a highly sought-after position. Council rates: \$2,800 pa approx Water rates: \$1,200 pa approx Year built: 1939 Construction: Brick