

**255 Davey Street, South Hobart, Tas 7004**



**House For Sale**

Friday, 14 June 2024

255 Davey Street, South Hobart, Tas 7004

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 275 m2**

**Type: House**



Ben Vance

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## Offers Over \$745,000

Presenting to the market this charming cottage situated on the quieter mountain end of Davey Street with easy access to the South Hobart eateries and situated just a short stroll to all that the CBD has to offer. The main accommodation is arranged across two levels and offers very comfortable and versatile living options to ensure comfort and practicality. Featuring three bedrooms, two upstairs and one on the main living level, with the master featuring fitted wardrobes and a balcony overlooking the gardens. The property showcases attractive original features such as high ceilings, sash windows, and exposed wooden floorboards throughout the characterful living areas. A recently renovated and stylish bathroom includes both a walk in shower, gorgeous free standing bath tub and underfloor heating. An extension to the rear of the property adds further appeal and comprises a quaint kitchen and dining area where you can play host with your family and friends. A spiral staircase then leads downstairs and provides access to the lovely gardens, laundry, workshop and storage rooms. The mature gardens provide a lovely backdrop from the living areas and provide a green sanctuary to retreat amongst this thriving South Hobart location. There is enough room for kids trampoline and the yard can easily be made secure if needed. There is off street parking for one vehicle via a right of way. Major upgrades have been completed with a newer colorbond roof, new electrical wiring. South Hobart provides for lots of convenience with great local eateries to choose, as well as a gourmet grocer, pharmacy and more. For city professionals you easily walk in to work and for nature enthusiasts there is a playground awaiting on Kunyoni, together with the popular rivulet trail there is lots to keep you busy. For further information or to arrange your private inspection please contact Ben Vance. Approximate council rates \$ 2700 per annum Approximate water rates \$ 1100 per annum Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.