

256 Brooker Avenue, North Hobart, Tas 7000



Sold House

Saturday, 12 August 2023

256 Brooker Avenue, North Hobart, Tas 7000

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 890 m2

Type: House



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0413887009

\$780,000

Welcome to this remarkable 898 sqm site, presenting an exciting chance to secure a prime piece of real estate with Development Approval for 4 multiple dwellings. Offering an attractive mix of living spaces, this property includes 3 x 2-bedroom, 2-bath units, and 1 x 3-bedroom, 2-bath unit, catering to the needs of modern living. Key features:*

Development Approval for 4 multiple dwellings* 3 x 2-bedroom, 2-bath units* 1 x 3-bedroom, 2-bath unit* Ample parking with 10 parks, including 2 for visitors

This single dwelling and land plot provide an excellent foundation for creating a thriving residential hub. The existing dwelling showcases remarkable features, including sandstone footings and double brick construction, epitomizing the architectural elegance of its era. With high ceilings and spacious rooms, this home boasts a floorplan designed for both comfort and practicality. While the property is not listed on the Tasmanian Heritage Register, it exudes undeniable heritage charm that enhances its appeal and value. Future development, alterations, or preservation projects offer endless possibilities to capitalize on its unique character.

Perfectly positioned: Located just under 2.3km from the Hobart CBD, The Friends' School, and the vibrant North Hobart restaurant strip, convenience is at your doorstep. A short commute leads to Ogilvie High School, Guilford Young College, St Marys, gyms, parks, and multiple premier sporting facilities, making this address an ideal choice for an active lifestyle.

Education hub: For families, the sought-after Campbell Street Primary School and New Town High School lie within the catchment area, ensuring easy access to quality education options. This is a rare opportunity to invest in a property that offers not only a ready-to-go development potential but also the allure of a heritage-style home. Don't hesitate to seize this chance to create something extraordinary in one of Hobart's most desirable locations.