

**26 Bath Street, Battery Point, Tas 7004**



**Sold House**

Tuesday, 6 February 2024

26 Bath Street, Battery Point, Tas 7004

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 822 m2**

**Type: House**



Tony Dion

0404646846

## Contact agent

Located in a highly coveted position in Hobart's prestigious Battery Point, this property is solidly built and generously proportioned. With level access to over 160m<sup>2</sup> inside and with a further 129m<sup>2</sup> underneath there are plenty of options to utilise this floor space. From the rear living zone you can take advantage of the lovely leafy tree-top outlook stretching from Mt Wellington to the Wrest Point Casino which include water views.... you just have to come and see for yourself! Built in 1920, 26 Bath St has recently been painted throughout, and retains classic original character with high ceilings, fire surrounds, lead light windows, wooden floors and fast fibre to the premises internet. Step onto the spacious bull-nose veranda, and enter through the leadlight panelled door to find level and solid Tasmanian oak floors that have been revealed and require only sanding or staining to return them to their glory. The home features a master bedroom, or lounge, with an impressive bay window that incorporates a generous wooden seat and stunning original window hardware. Two further large bedrooms are positioned off the wide hallway. Internally, the home is ready for you to move straight in and make improvements over time, or go all out on a renovation - the choice is yours! There are plenty of options to utilise the floor space and to take advantage of the lovely, leafy tree-top outlook which stretches from Mount Wellington to the Wrest Point Casino. The downstairs/underfloor zone is impressive. Featuring two separate access points, there is plenty of potential to turn these substantial spaces into something special. The block is 822m<sup>2</sup>, most of which is the private rear yard where a path meanders through established trees, including fruit trees, to the rear of the block, which overlooks Quayle St. There may also be possibilities here for future development. Located in one of Australia's most liveable suburbs and boasting one off street parking space, this beautiful home is within walking distance to Salamanca, the Hobart CBD, The University of Tasmania and Sandy Bay village, providing easy access to local galleries, cafes, shops and restaurants. Just a short stroll down Bath Street is Marieville Esplanade, on the Derwent River foreshore, which is popular with dog walkers and home to a children's playground, the Sandy Bay Rowing Club and the Sandy Bay Yacht Club.

**About Battery Point**Battery Point is set on the CBD fringe, at just a 1km picturesque stroll from the Hobart GPO. It is Tasmania's first million-dollar suburb with a median price of \$2,090,000 (houses Jan 2023-Dec 2023) & is the most sought-after suburb in Tasmania. Battery Point is suited to people who want to be close to a historic village atmosphere, the beach & Hobart CBD, numerous eateries, and the best year-round entertainment Hobart has to offer.

**About Hobart:**With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. Tasmania is known for its pro-environmental stance, and in 2020 achieved 100% renewable energy status thanks to a combination of hydroelectricity, wind, and solar energy sources. Constructed: 1920 Rates: \$6,000 Water: \$1,100 fixed charges

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.