

**3 Nixon Street, Sandy Bay, Tas 7005**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 513 m2**

**Type: House**

**\$1,150,000**

Desirably located in a sought after pocket of 'Old Sandy Bay' and offered to market for the first time since 1963, this circa 1905 home ticks all the boxes for purchasers seeking a renovation project in a fabulous location. Original features remain in situ throughout across a flexible floorplan that currently accommodates a semi-open plan living and dining room off the entry hall, and kitchen and family room at the rear. A bathroom and laundry complete the ground floor. The staircase to the upper level reveals the master suite with ensuite and sunroom, and a second bedroom with adjacent sunroom with beautiful views of kunanyi / Mount Wellington. Ornate plasterwork, high ceilings and hardwood floors enhance the character of the home and the upper level enjoys water views. Positioned on a generous allotment of 513sqm, a sunny timber deck and picturesque gardens at the rear provide space to relax outdoors. Within walking distance of Royal Yacht Club of Tasmania, Sandy Bay Village, historic Battery Point, Hobart's Waterfront and the CBD, this home has excellent bones and enormous potential, and purchasers with foresight will realise the rewards of investing in this coveted locale.