

30 Giblin Street, Lenah Valley, Tas 7008



Sold House

Friday, 1 September 2023

30 Giblin Street, Lenah Valley, Tas 7008

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 497 m2

Type: House



Colin Miller

0417246760

\$800,000

The street presence of this superb character cottage is postcard perfect and typical of classic circa 1900s architecture which is timeless in its attractiveness and appeal. The residence has been remodelled and renovated to provide a symphony of light-filled open spaces, seamless interconnectivity between indoor and terraced alfresco living via French doors, and a contemporary kitchen, dining, and lounge 'centre' of the home. The kitchen is generous and functional with moveable island bench, and use of beautiful rich timber that compliments the modern, neutral white and stainless-steel elements throughout. Stylish and sophisticated materials also combine in the classy and practically efficient bathroom and ensuite designs replete with opulent deep bath for soaking away the day's hustle and bustle. These modern improvements have been fused with the old, retaining the magnificent and desirable features of yesteryear such as ceiling roses, period open fire places, high ceilings, wide skirtings and polished timber floors. Comfortably warmed and cooled with the choice of reverse cycle air conditioner as well as wood and gas heaters you will relish Tasmania's fabulous four seasons here. The fourth bedroom is currently set up to treat guests to a formal and intimate dining experience, however this space could be repurposed. Other bedrooms have built-in robes, and the master suite is a true 'parents retreat' with private adjoining sitting area/dressing room that could be used as a study or nursery. The separate laundry, two off-street car parks, storage shed and a courtyard rounds out the amenity. Situated in the heart of leafy and popular Lenah Valley, where one can embrace the outdoors with nearby walking and bike trails to Wellington Park and New Town Falls, plus it is mere minutes' walk to the choice of two gourmet grocers, and close to popular schools, New Town shopping centre, cafés and eateries, sports and recreation grounds, metro transport, and only an eight-minute commute to Hobart City - the proximity of this home offers a supremely convenient lifestyle. Over the years this pretty and comfortable home has hosted fond family times, and more recently with upgraded plumbing and wiring provided a fabulous short-term accommodation income for its owners (please note the property is being sold fully furnished). Council Rates: \$2,000.00 per annum (approx.) Water Rates: \$1,040.00 per annum (approx.) Rental Estimate: \$600 - \$650 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.