

# 31 Runnymede Street, Battery Point, Tas 7004

## House For Sale

Thursday, 21 March 2024

PETERSWALD  
for property

31 Runnymede Street, Battery Point, Tas 7004

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 323 m2

Type: House



Kim Morgan  
0408297440



Eunice Ware  
0402200687

## \$1,975,000+ price range

Behind the timeless features of this 1910 Federation home lies a masterpiece of modern design, offering a seamless blend of historic charm and contemporary luxury. Situated on the northern fringe of Battery Point and barely a moment or two's stroll from picturesque Arthur Circus, Salamanca Place and Princes Park, this meticulously renovated property is a sanctuary of tranquility. As you step through the Federation picket gate and blue stone doorstep you're greeted by a serene garden retreat, a private oasis in the heart of the city. It is the innovative renovation by renowned architect Robert Morris-Nunn that truly sets this home apart. Inside, the charm of yesteryear meets the elegance of today. The hallway leads you to two light-filled bedrooms each basking in the morning sun. The master suite features double glazed windows, an ensuite with floor heating and ceilings that soar to the roofline, while the second bedroom opens onto a small courtyard through French doors. Venture further, and you'll discover a modern marvel: a sun-drenched living space that seamlessly connects to the lush garden outside. The captivating area has been extended upwards, completely opening up the rear of the cottage. Floor-to-ceiling double glazing offers views of the outdoors, while automatic double glazed skylights bathe the room in ever-changing natural light from above. The curved timber ceiling and floating staircase add to the architectural experience of the house whilst ducted reverse-cycle central heating ensures contemporary comfort. The kitchen boasts modern amenities, including granite countertops and premium appliances, while the bathrooms feature double glazed windows and floor heating for added comfort. In each of the two downstairs bathrooms, the construction was thoughtfully planned so as to extend each shower alcove into the additional storey with original brickwork retained to link modernity within the original build. Upstairs, an expansive study gazes across the rooftops of Hobart toward kunanyi/Mount Wellington and the garden below, providing a peaceful, ambient retreat for work or relaxation. On the upper level one will also find another generously proportioned bedroom with ensuite and double glazed skylights which would make a perfect alternative master bedroom, teenagers retreat or guest bedroom. Outside, the cottage style garden blooms with perennials year-round, offering a private haven for relaxation and entertainment. A powered brick garden shed provides storage and workspace, while off-street parking ensures convenience. Located on the cusp of Salamanca Place, Princes Park, and Hobart's waterfront, this property offers the perfect balance of privacy and accessibility.

- Spacious, light-filled open plan living room with view to garden and high ceilings
- Modern kitchen with granite benchtop, premium appliances
- Solar rooftop hot water system
- Fully ducted electric reverse cycle central heating and cooling
- Electric flame effect fireplace
- Fully double glazed (Paarhammer and Velux)
- Three bedrooms, three bathrooms
- Study with stunning mountain views
- Separate laundry and pantry
- Built in wardrobes and storage
- Hardwood Tasmanian Oak floors
- NBN connected
- Established sunny garden with mature trees and garden beds and lighting
- Red brick garden shed with power and plumbing
- Off-street parking
- Close to Salamanca, Princes Park and Arthur Circus
- Feature blue stone sills, door stops and sandstone lintels
- Alarm system