

**32 Carlton Street, New Town, Tas 7008**



**Sold House**

Monday, 14 August 2023

32 Carlton Street, New Town, Tas 7008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 542 m2**

**Type: House**



Cam Rogers  
0475002814



Brianna Marriott  
0403724434

**\$920,000**

Classical elegance and period charm are beautifully expressed in this 1945 double brick residence, set on a 542sqm allotment. The property features 3-bedrooms, 2-bathrooms, central kitchen, open plan living and dining area, separate studio, plus secure off-street parking with dual street access from Girvan Avenue. The polished boards in entry hallway leads to the open plan living and dining area, positioned on the Northern side of the home, this space is kept naturally warm with the benefit of a gas fireplace. The kitchen is well-appointed with built-in appliances and gas cooking. All bedrooms have large built-in robes. The property has undergone a recent renovation to the bathroom/laundry, blending character with modern comforts. The deck faces due North and is well-protected from the elements. The backyard features a manageable, flat grassed area and producing lemon tree. The home is positioned behind a picket fence in a blue chip locale, located just metres from Jean-Pascal Patisserie, New Town Shopping Plaza, less than 10-minutes from Hobart CBD, and in one of New Towns most popular, tree-lined streets. Contact Cam Rogers & Brianna Marriott to arrange your inspection.