

37 Poets Road, West Hobart, Tas 7000



Sold House

Saturday, 12 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 533 m2

Type: House



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Contact agent

Poets Road is a much loved and highly sought-after address in one of Hobart's premiere suburbs of West Hobart. Custom built and meticulously maintained and presented, number 37 is an amazingly private brick and tile home. Designed with level access and low-maintenance living and the option of a self-contained space on the lower level. Perfect for the growing family or those looking for a flexible home with plenty of scope to accommodate everyone. With plenty of off-street parking and a double car port, there are no stairs to contend with on entry. The upper level boasts a functional layout with a formal lounge that enjoys panoramic, far-reaching views that are ever-changing and captivating by day or by night. With raked ceilings and feature beams, this room also has plenty of space for a large dining table and the sliding doors give easy access to the terrace. There is a second living room with space for informal dining and a blackwood kitchen with plenty of custom cabinetry, workspace, and storage. Two bedrooms are on this level together with a full bathroom and separate laundry/utility room. Ascend the stairs to the lower level, that could be well utilised by extended family, older children, or larger families with the ability to create configurations that suit the new owners' needs. Currently utilised as two large bedrooms with plenty of space for a lower living area with a supporting bathroom. The area has its own separate entrance and leads out to a level grassed area with mature plantings, perfect for children or furry friends to enjoy. There is a courtyard/BBQ area at the side of the property and the grounds are low maintenance and fully landscaped. West Hobart sits just 2kms from the Hobart CBD. Surrounded by fabulous shops, restaurants, schools, and recreational facilities it is understandably one of Hobart's most enviable addresses. Knocklofty Reserve sits at the rear of the property and provides walking tracks and picnic areas whilst the South Hobart Rivulet is also close by. Great schools, shops, and amenities surround the suburb and provide the lifestyle opportunity so many buyers desire. Rental estimate: \$720 - \$750 per week unfurnished Council rates: approx \$2,400 pa Water rates: approx \$1,200 pa + usage 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.