

**38 Newdegate Street, North Hobart, Tas 7000**

PETERSWALD  
for property

**Sold House**

Sunday, 5 November 2023

38 Newdegate Street, North Hobart, Tas 7000

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 342 m2**

**Type: House**



Bryce Blacklow  
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## Contact agent

Perfectly positioned on the fringe of the vibrant North Hobart strip with renowned restaurants, stores, and entertainment, sits an impressive, expansive property, expertly renovated while retaining character and charm in a highly sought-after location. Originally constructed circa 1890, this late-Victorian beauty has been exquisitely refurbished to exude modern comfort and convenience. Through carefully considered enhancements, the contemporary style now seamlessly blends with preserved period features. On the ground floor of the spacious home, open-plan living with high ceilings, and polished timber flooring, bathes in abundant sunshine. There's also a glorious sunroom positioned adjacent to one of the downstairs bedrooms. The gourmet kitchen exudes elegance, and comes complete with NEF oven, steam oven, and warming drawer, QASIR rangehood, induction cooktop that includes a gas wok burner, an ASKO dishwasher, ample storage within quality cabinetry, and manufactured stone benches. Luxurious accommodation comprises of four generous bedrooms, two on each level. One bedroom on the upper-floor features built-in wardrobes, and there is a bathroom to service upstairs. The master, located on the ground-level, comes complete with a walk-in dressing room, and an en-suite with stylish mosaic floor tiles and underfloor heating. The main bathroom servicing the home has been renovated to provide an elegant, relaxing space with stunning feature tiling, and features a deep bath, shower, vanity, and a toilet, with wall-mounted fan heaters and a back-lit mirror. The private, fully fenced backyard offers a secluded garden oasis filled with blooming florals and greenery. Entertain amid verdant, leafy surrounds, with a sun-drenched timber deck, and partially sheltered paved courtyard. Year-round comfort is assured through roof, wall, and flooring insulation, double-glazed windows, and reverse-cycle air. In recent years, thorough upgrades to the cottage and the extension were carried out, including new plumbing, re-wiring, new window furnishings and flooring, motorised roller-blinds in the hallway, and kitchen, and a complete re-painting of both interior and exterior. For peace-of-mind and security, there is an alarm system, hard-wired smoke detectors, and an electric gate, with off-street parking for two vehicles available within the gated driveway. At the side of the house, a large storeroom is located. Ideally located to take full advantage of its fabulous, central position, within walking distance Hobart's CBD and iconic waterfront, and with easy access to neighbouring Knocklofty Reserve, this stunning, remastered Victorian residence offers complete comfort and convenience in one of the city's most desired suburbs.