

385 Argyle Street, North Hobart, Tas 7000



House For Sale

Wednesday, 6 March 2024

385 Argyle Street, North Hobart, Tas 7000

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 392 m2

Type: House



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Expressions of interest closing 26 March

This beautiful home falls gracefully "outside the box" and provides exciting opportunities if you are looking for a family home with income potential, or are in need of separate accommodation on the one property. The home itself has five bedrooms across two levels while the modern one bedroom ancillary building at the rear has incredible privacy and is currently used for Airbnb guests and short term accommodation. The circa 1913 character, main residence has been modernised over the years with internal stairs to the lower level that was once a flat, with a small, basic kitchenette still remaining. The downstairs two bedrooms are currently used as consulting rooms for a home business, but could easily be used as bedrooms once again. A versatile floorplan, you will love the charm, practicality and location of this beautiful property. Ducted gas heating and hot water, 20 x solar panels, and electric heating and double glazing in the ancillary building, are all inclusions that are cost saving and energy efficient. The current owner has had professionals attend to all rewiring, roofing, guttering, drainage and even included anchor points on the roof for ease of and safety when attending to annual roof and gutter maintenance, chimney cleaning and inspections. Both the guest accommodation and downstairs are accessible for wheelchairs. The formal rooms upstairs include a gorgeous lounge with bay window and wood heater, perfect for a cosy night in. The central hallway has all the features you expect of a home of this vintage - high ceiling, leadlight windows, fretwork, high skirting boards and polished Tas Oak floorboards. Three of the five bedrooms lead off this hall, the main with fabulous wall to wall built in wardrobes! The kitchen dining room is light and spacious, with a homely feel that reminds you of being in a country style kitchen. The bathroom and laundry on this level are at the rear of the building that steps out onto a large deck, perfect for enjoying the sun and outlook across to the tree covered Glebe Domain. Downstairs, there is access to the garage and workshop/storage space in addition to the two other bedrooms, store area and second laundry and bathroom...both with underfloor heating beneath the tiles. The rear lower deck is a garden oasis, with plants filtering the light that comes into this area...often welcome due to the sunny aspect. The rear ancillary building has its own entry and huge deck off the open plan living area and roomy bedroom. Built in 2020, there is nothing that needs doing here with a 9.8/10 rating and all the mod cons a home of this era needs to comply with Council regulations and guest expectations. A practical easy-care garden can be shared between the two but currently is for exclusive use of the main residence. Inner-city living doesn't get much more convenient than here at 385 Argyle Street in North Hobart! Just around the corner from North Hobart Oval, the restaurant strip and the state Cinema, this property provides a source of income and a fabulous lifestyle. Where old meets new, this is your own tranquil retreat nestled in this highly desirable suburb. Inspection strictly by appointment, so please call us today to arrange. NOTE: The Vendor reserves the right to accept an offer prior to the closing date.