

**395 Liverpool Street, West Hobart, Tas 7000**



**Sold House**

Saturday, 12 August 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Area: 1224 m2**

**Type: House**

## Contact agent

Situated on the city fringe, an awe-inspiring residence stands, a masterpiece of a bygone era that boasts a timeless elegance. Its street appeal, steeped in Georgian-Victorian style, enchants onlookers with its regal charm and picturesque double-story façade which stands tall on its elevated position. Set over two levels, these two residences are both separately accessed via the ornately balustraded verandas which elegantly wrap the front of the property and beckon you to take in the breathtaking vistas that overlook Hobart city and the River Derwent. Passing through the main entrance of the upper level you are greeted by an air of majesty, with towering ceilings standing almost 4 meters high, providing an expansive sense of space, while ornate cornices, ceiling roses and fireplaces create a true sense of opulence. The upper level of the property has recently been upgraded, including polished Tasmanian Oak floorboards, a fresh neutral colour palette and ducted electric heating and cooling to provide a warm and comfortable home. The floorplan of this level provides up to 4 generously sized bedrooms, with the main bedroom occupying an ensuite and walk in wardrobe and two taking in the stunning city and river views. The formal lounge with wood heater flows to the under-cover courtyard through French doors and provides a private and calm heart of the home. The grandeur of this residence extends to the open plan kitchen and dining room, where large double glazed sash windows frame the outside world, capturing the spectacular vista and all-day sun. An alluring space for versatility lies on the lower level of this property. With 2 bedrooms, a sitting room and a renovated kitchen and bathroom, this separate unit offers rental accommodation or a haven for independent older teens or extended family seeking a space of their own. This lower level is separately metered from the main house, ensuring seamless functionalities for all occupants. With Hobart CBD on your doorstep as well as some of Hobart's best schools, this property offers a wonderful lifestyle and convenience at your fingertips. •❏Heating: Mitsubishi ducted reverse cycle air conditioner, Jotul woodfire, Fujistu heat pump, Rinnai wall panel heater •❏Annual council rates: \$3900 pa•❏Annual water rates: \$1200 pa