

397 Liverpool Street, West Hobart, Tas 7000

PETERSWALD
for property

House For Sale

Thursday, 7 December 2023

397 Liverpool Street, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 2

Area: 549 m2

Type: House



Kim Morgan
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Eunice Ware
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\$950,000+ price range

Perfectly positioned to capture sensational views across the iconic Hobart cityscape and River Derwent, presenting traditional mid-Victorian character that now seamlessly blends with contemporary comfort sits an impressive property on the city's fringe in West Hobart. The circa-1850s property has been masterfully maintained to showcase historic, original features with renovations carried out to suit modern lifestyles, while retaining period charm and charisma. A well-designed floorplan elevates the light-filled living spaces at the heart of the home with a combined lounge room and dining complete with cosy wood heating and another sumptuous sitting area all flooded with sunshine and warmth. Meticulous attention-to-detail with consideration to enhance liveability is evident throughout the home, with light-hued timber flooring, numerous skylights and neutral décor contributing to the bright and airy ambiance. The gourmet kitchen sits within the mid-level living and dining space and comes fully equipped with premium appliances an abundance of storage within quality cabinetry and solid timber countertops. Comfortable accommodation comprises of three generous bedrooms, the master inclusive of built-in wardrobes. Two bedrooms occupy the front of the home with stunning district and river vistas. An ideal teenage retreat sits upstairs at the rear, where the bedroom features plenty of space for study desks, and storage. The centrally located bathroom has been elegantly renovated and contains a luxurious walk-in shower, vanity, toilet and a free-standing clawfoot bathtub. A second bathroom at the rear also houses the laundry with direct outdoor access. The grounds have been stunningly landscaped to create a garden oasis and an al fresco entertainment haven, with spectacular views best enjoyed from the elevated timber deck, and the sheltered, wrap-around verandah. Despite its near-city location, the property enjoys privacy, especially within the expansive backyard, terraced with lawns and filled with plantings and trees, including almond, apricot lemon, olive and magnolia trees, and not forgetting the extensive herb garden. The grounds are illuminated by outdoor lighting adding further enjoyment to evening entertaining. The home is set back from the street is fully fenced and gated for security. There is an abundance of storage, with a significant under-house area which incorporates a workshop, and within the roof. The property is the epitome of maintenance-free living, with the entire house enjoying a recent repainting, including the roof along with updated electrical and plumbing. Boasting enviable city and water views, an abundance of sunshine and the best of both old-world-charm and modern living, this impeccably presented property in the heart of West Hobart is perfect for those seeking a laidback lifestyle mere minutes from convenience and the vibrant centre of Hobart.