

4 Molle Street, Hobart, Tas 7000



House For Sale

Friday, 3 May 2024

4 Molle Street, Hobart, Tas 7000

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 672 m2

Type: House



Abi Freeman
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Offers over \$1,590,000

Privately set back from street frontage and enjoying a northerly elevated position, this circa 1900 property is generously proportioned across a flexible floorplan, complemented by elegant original features and sensitively implemented contemporary updates. Desirably located within walking distance of the CBD, Sandy Bay Village and historic Battery Point and Salamanca, this warm and inviting family home offers vibrant city fringe living close to all amenities. A series of spacious living areas on the ground floor provide ample accommodation for growing families. The formal living room upon entry has original fireplace surrounds and leads into the large kitchen and casual dining. Formal dining is across the hallway and a sunroom connects to the expansive family room. Bathed in natural light with extensive double glazing in this part of the home, glass doors open onto the paved sandstone patio and lawned back garden, to create seamless indoor/outdoor living. The tastefully renovated bathroom with brushed copper tapware and free-standing tub, and a sizable bedroom with built in wardrobe completes the floorplan on the lower level. The staircase to the upper floor reveals three dormer bedrooms and a further room that could be used as a bedroom or study, are serviced by a second bathroom. Skylights ensures the upper level is as sunny as the downstairs rooms. A classic monochromatic palette gives timeless appeal to the interior and a combination of reverse cycle air conditioning, gas, electric panel and wood heating ensures year-round comfort. Secure gated off-street parking is accessed via Fitzroy Place and the garden is safe for children and pets to play. Well located within easy reach of excellent local schools and childcare centres, cafés, Hobart's waterfront and the rivulet track, this substantial family home presents an exceptional opportunity to acquire the very best of urban living in an established neighbourhood surrounded by other historic properties.