

**4 Weld Street, South Hobart, Tas 7004**



**Sold House**

Friday, 29 September 2023

4 Weld Street, South Hobart, Tas 7004

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2049 m2**

**Type: House**



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## Contact agent

Desirably located in the heart of South Hobart, taking in views of kunanyi/Mt Wellington, the 'Old Rectory' comprises an impressive c1887 Henry Hunter designed home, sensitively renovated with a c2015 contemporary kitchen designed by award winning Hobart architecture firm Preston Lane, positioned on 1265 sqm of verdant grounds. Across the flexible floorplan, a number of reception rooms of generous proportions provide ample living space. The original part of the lower level accommodates a sitting room, formal dining room and living room off the wide entry hall. The more recent renovation on the ground floor comprises the spacious kitchen and family room with quality appliances and butler's pantry. Extensive glazing and a large box seat in this part of the home culminates in an inviting, light filled room for casual dining and day-to-day living, and a glass slider opens onto a sheltered outdoor entertaining area to create seamless indoor/outdoor living. Across the remainder of the floorplan is up to six bedrooms and two modern bathrooms, one with a luxuriously deep free standing bathtub. Outside, a studio/workshop offers further flexible living space for the artist, yogi or hobbyist. Classic original features remain in situ around the home, displaying a level of craftsmanship almost unobtainable in today's builds. Fireplaces with timber and marble surrounds, leadlight accents, picture rails, and ornate cornice and fret work all enhance the charming ambience of the home. Electric heating and underfloor heating in the bathrooms and kitchen ensure year round comfort. Outside a cubby house set amongst the well fenced grounds, hints of the wondrous childhood memories to be made in the established gardens that serve as a leafy and tranquil urban oasis. There is a carport for undercover off street parking. South Hobart is a popular suburb sought out for the relaxed village lifestyle it offers, with excellent schools, childcare facilities, parks, cafes, restaurants and grocers all within walking distance of the home. Picturesque nature trails for bushwalking or mountain bike riding are nearby, and Hobart's CBD is just a short stroll along the Rivulet Track. Immaculately preserved and maintained, this is an exceptional opportunity to become just the fifth owner of this piece of Tasmanian history, and secure a private and quiet holding of substantial proportions in one of Southern Tasmania's most desirable suburbs.