

**417 Elizabeth Street, North Hobart, Tas 7000**



**House For Sale**

Wednesday, 21 February 2024

417 Elizabeth Street, North Hobart, Tas 7000

**Bedrooms: 9**

**Bathrooms: 3**

**Parkings: 10**

**Area: 943 m2**

**Type: House**



Warren Lashmar  
0427788205

## Offers over \$1,450,000

Located a leisurely stroll to North Hobart's vibrant hub and just minutes to the CBD, this significant property boasts an up to 9 bedroom floorplan of over 400sqm on a huge 993sqm inner urban zoned allotment. With views across the rooftops to Queens Domain from its elevated position, this double brick residence has two self-contained levels, each with a kitchen and bathroom delivering a wealth of space for even the largest of households. Create a fabulous home for your multi-generational family and there is also the option to fulfil your dream of running a stately guesthouse in this exceptional location. With easy access from Commercial Lane this is an extraordinary opportunity to secure your piece of city fringe real estate in sought after North Hobart. Decorative leadlight windows, timber fretwork, Tasmania Oak floors and a hallmark bay window are just some of the classic period features enhancing this 1920's beauty and sophisticated contemporary upgrades are sure to impress. The marvellous north facing aspect delivers light and warmth to the living areas and heat pumps and wood heaters in the original fireplaces assure your year-round comfort. The upper level layout provides versatility with a combination of two living areas and three bedrooms, one of which could be used as an additional living area. Downstairs a gleaming modern kitchen and luxurious bathroom await, along with separate living room and four further bedrooms. The studio with kitchenette and bathroom is at the rear of the property, storage is taken care of with dedicated storage spaces, most of the bedrooms have built-in robes and you're sure to appreciate ample off street parking for up to 10 vehicles. This is coveted inner urban living at its finest. With the bus stop just steps from your front door and Hill Street Grocer less than 300m away, you'll also appreciate an easy 2km walk or cycle for your city commute. Elite schools are close by and when it's time to catch a movie at the iconic State Cinema or dine out in the bustling hub of North Hobart you're only a 5 minute walk from home.

- 1920's double brick home with 411m<sup>2</sup> floorplan has 2 x self-contained residences plus studio
- Original features - decorative leadlight windows, timber fretwork, Tasmanian Oak flooring
- Stunning modern upgrades include a sophisticated kitchen and luxury bathroom
- Access from Commercial Lane with off street parking for up to 10 vehicles
- Elevated position with views across the rooftops to Queens Domain