

44 Kelly Street, Battery Point, Tas 7004

House For Sale

Thursday, 28 March 2024

HARRISON
AGENTS

44 Kelly Street, Battery Point, Tas 7004

Bedrooms: 3

Bathrooms: 1

Area: 196 m2

Type: House



Nick Brewer
0466920921



Pam Corkhill
0419103867

Offers Over \$1,295,000

Situated in the heart of Battery Point, this 1920s three-bedroom property is in a most sought-after location. Being one of two conjoined single-fronted dwellings, the property is double brick divided by a solid regulation firewall providing both protection from fire and noise. It is one of many homes built during the 19th and early 20th Centuries in Battery Point, some being fishermen's and workmen's cottages, others being the grander residences of Hobart's gentlemen, while Kelly St is one of the original streets leading up from Salamanca Place via historic Kelly's Steps. A brick paved path leads to the original front door of the property and opens onto the hallway that extends through to the living areas at the rear. Two good sized double bedrooms are accessed from the front entry and hallway, before a stairway leads up to a third large double bedroom with built-in cupboards. A dormer ceiling and windows ensure light and space in this attic area plus under-roof storage. While the property has been renovated throughout, careful attention has been paid to retaining original features with both downstairs bedrooms having beautifully carved fire surrounds, one retaining the original grate. The wide polished floorboards, high ceilings and picture rails in the bedrooms, and the deep skirting boards all pay homage to the architecture of the era. Beyond the bedrooms, the ceilings have been lowered to accommodate the attic bedroom above, thereby not compromising the roofline of the home or the streetscape. The bathroom has been stylishly remodelled with quality fittings, the tile size replicating those of the earlier period while giving a modern vibe, and a separate toilet has been included. The spacious living, dining and kitchen areas at the rear of the home open through double doors onto a paved courtyard, an ideal space for alfresco living. An original utility shed extends along the back boundary housing a second toilet, a laundry and storage facilities. The location of this property is paramount being in one of Hobart's most popular suburbs, Battery Point. It has a village atmosphere incorporating cafés, restaurants and 'local pubs', and is surrounded by history at every turn. It is also within walking distance of the Hobart CBD and waterfront, cultural facilities, and the popular Salamanca Market on Saturdays. The Sandy Bay shopping precinct and popular local yachting and bowls clubs are also a short drive or easy walk away.