

**44 St Georges Terrace, Battery Point, Tas 7004**



**Sold House**

Friday, 11 August 2023

44 St Georges Terrace, Battery Point, Tas 7004

**Bedrooms: 8**

**Bathrooms: 5**

**Parkings: 1**

**Area: 548 m2**

**Type: House**



Sam Monks

**\$1,350,000**

Clifton; Located in a tightly held premier suburb, this charming circa 1920 bungalow brick cottage overlooks the renowned Marieville esplanade precinct and Mount Wellington. A prized position nestled against historic Salamanca, the waterfront and city. • Rare opportunity to secure a piece of Hobart's history • Quaint street presence overlooking the water & Mount Wellington • Prized position only 200m from Marieville Esplanade • Outstanding prospect to renovate & add value • Retore to family home or retain dual income options • Period detail, high ceilings, bay window & timber floor • Inviting, light filled open flow kitchen, dining & lounge • Single garage with low maintenance grounds • Walk to parks, schools & Sandy Bay café strip • Fantastic project, family home or investment • Current lease in place until \$650 per week until February 2024 Built: 1920 Construction: Brick Council Rates: Approx. \$4,148 pa Rent Return: \$650 upstairs per week until February 2024 Rent Return: Downstairs TBC Petrusma Property has obtained the information on this property from what we believe are reliable sources and have no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective purchasers are advised to execute their own enquiries.