

46 Federal Street, North Hobart, Tas 7000

RIPPLE

Sold House

Saturday, 12 August 2023

46 Federal Street, North Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 286 m2

Type: House



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Contact agent

Here's something very special and rarely seen for sale - two dwellings on one title and located just around the corner from North Hobart's renowned restaurant strip. These two exceptional homes are very different in age and style yet complement each other beautifully and present a unique opportunity for those seeking flexible family living, a glorious guest house, or investment for long or short-term rental. The original dwelling is a charming 2-bedroom 1890 cottage with a quaint original facade and extensive renovations inside. The spacious open plan living area provides an inviting communal space while showcasing beautifully polished timber floorboards, and the up-to-date kitchen includes quality appliances and plenty of storage. Two double bedrooms with built-in wardrobes and a magnificent family bathroom complete the balance between comfortable modern living and heritage character. Located at the back of the block and with separate access from Feltham Street stands a magnificent dwelling only just built in 2021. This contemporary unit offers convenient open plan living across two levels, with a combined living, kitchen and dining space on the ground floor and a wonderful upstairs bathroom and bedroom. Skylights let the sun stream in and give the place an open and airy feel, plus quality finishes and a functional layout makes this an ideal additional living space. Clever design allows the compact 286 sqm block to accommodate an individual courtyard-style outdoor space for each building, which are also separately metered for power. There is off-street parking for two cars - a valuable asset in this bustling area - but with North Hobart's many shops, eateries, entertainment and services a five-minute stroll up the road and the city centre less than 2km away, you might like to leave the car at home and walk, bus, or cycle along the many designated bike lanes instead. Two dwellings offered for sale together on one title in a highly desirable location where convenience and community are key presents an unbeatable opportunity! Thoughtfully designed with versatile living options for tenants, guests or family in mind, both of these remarkable homes will attract a range of astute buyers, and Mel will be delighted to show you around. Call today to arrange a time to view. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.