

47 Lower Jordan Hill Road, West Hobart, Tas 7000



House For Sale

Friday, 3 May 2024

47 Lower Jordan Hill Road, West Hobart, Tas 7000

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 691 m2

Type: House



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Offers over \$1,390,000

Enjoying a sunny elevation taking in sweeping views of the city and the River Derwent, behind the historic façade of this attractive Federation house lies a light-filled, warm and inviting family home. Desirably located in a sought after pocket of West Hobart within easy walking distance of the cosmopolitan North Hobart strip, there is much to like about this property surrounded by picturesque established grounds. Set across two levels, a contemporary extension at the back of the home accommodates expansive open plan living comprising the modern, well-equipped kitchen and dining and living areas. Extensive glazing in this part of the home captures the ever-changing panorama beyond, and French doors open onto two sheltered decks offering different aspects, to create seamless indoor/outdoor living for entertaining family and friends. The lower level is formed by the original part of the home and is dedicated to sleeping quarters with five bedrooms. The fifth bedroom with bathroom access could alternatively be used as an additional living space. The master suite with an ensuite on this level adds amenity. Further flexible living is available with a studio and third bathroom adjacent to the carport and workshop, which will appeal to families with additional accommodation requirements or a need to work from home. A combination of gas, electric and wood fired heating ensures year-round comfort and Solarhart hot water enhances the home's energy efficiency. Classic original features including high ceilings, an original fireplace, picture rails and ornate timber work add charm and meld seamlessly with the sensitively implemented renovation. Outside the gardens are productive with fruit, nut and citrus trees, and secure off-street parking is provided behind an electric gate. Within walking distance of excellent schools, Hill Street Grocer and a myriad of local cafes, bars and restaurants, it is not surprising that this pocket of West Hobart is so tightly held. This is an exceptional opportunity to acquire a generously proportioned family home with bird's eye views across Hobart.