

56 Parliament Street, Sandy Bay, Tas 7005



Sold House

Monday, 14 August 2023

56 Parliament Street, Sandy Bay, Tas 7005

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 372 m2

Type: House

Contact agent

Federation frontage in a prized location; Harcourts Hobart is delighted to introduce 56 Parliament Street. This classic c1910 residence provides sought after character living with modern conveniences, behind a charming front veranda and a well-established, private hedge. This timeless Sandy Bay residence perfectly combines, size, quality, and location to provide the quintessential Hobart lifestyle. Upon entry, a traditional central hall seamlessly joins all the rooms of this tastefully renovated home together, providing a functional floor plan. The home has maintained its classic features including traditional timber fretwork, wide hallways and high ceilings. Soothing neutral tones and high-quality attention to detail extend to the conveniences of the home. From the front of the home a generously sized formal sitting room is located and sets the ambience for the remainder of the property. With large timber window facings and gas heater, this sunny room offers a quiet space for reading or reflection. Accommodation comprises three bedrooms featuring beautiful timber framed windows, which are serviced by the main bathroom consisting of a shower over bath, toilet and vanity. An additional bathroom and toilet is located off of the main living zone towards the rear and is combined with a generous laundry space. While a nod to the past of this home has been captured in its original section, the extension delivers a second living zone and a modern kitchen with ample pantry and storage, high end kitchen appliances and soft close cabinetry. The kitchen is well equipped for all occasions with a large stone benchtop, and easy flow from the double-glazed stackable doors through to the deck with remote controlled awning, to a low maintenance private yard, perfect for the children or family pet to play in. Enjoy the additional benefit of a fully functional shed or storage space with quality built-ins and workbench. Another hidden feature of this home is the bespoke attic space. Access the attic from the ladder in the hall to expose a real haven of innovation. Utilise as an office, a secret getaway or for storage, the options are endless. With rear level access, excellent off street parking and absolutely immaculate throughout, this home brings indulgence to everyday family life. Close to parks and playgrounds, its location offers premier convenience, being close to the city and public transport and within an easy stroll to the local cafés and Sandy Bay shopping precinct, medical practices, and various private and public schools and the University. A seamless fusion of period splendour and contemporary elegance, this home offers an idyllic sanctuary inside this highly sought-after locale. For further information or to arrange a private inspection, please contact Rob Henry. Council Rates: \$2,900.00 per annum (approx.) Water Rates: \$1,100.00 per annum (approx.) Rental Estimate: \$750 - \$780 per week (approx.)