

**6 Aberdeen Street, Glebe, Tas 7000**



**House For Sale**

Thursday, 18 January 2024

6 Aberdeen Street, Glebe, Tas 7000

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 428 m2**

**Type: House**



Colin Miller  
0417246760



Ben Vance  
0362209100

## Offers over \$899,000

City Fringe Location With Great Potential Opportunity knocks to secure this primely positioned circa 1890s characterful cottage with dual street access and large, private, and sunny yard. This property has been a high growth, high yield holding over several decades, having been set up as two separate flats for much of this time and now presents a wonderful prospect for anyone who wishes to restore, renovate, extend, or develop (STCA) and maximise its healthy potential as a family home, or investment project. Timeless character features such as ornate gables, high ceilings, original fireplaces and timber accents will appeal to enthusiasts of heritage buildings and create a wonderful home for your family to enjoy. Having street frontage and access both from Aberdeen and Scott streets will make plans to extend or develop a more streamlined proposition subject to all the relevant approvals. The fact that the dwelling is positioned close to Aberdeen Street means that all the rear yard space is made available to use to its full potential. Glebe is one of Tasmania's most tightly held and prestigious suburbs making for a blue-chip foundation to support your creative ideas to invest and improve the property. The city fringe proximity offers an unparalleled lifestyle in terms of walking convenience to all the retail, services, recreation, annual events and festivals that vibrant Hobart has to offer. Be early to register your interest with Colin or Ben.

- Character circa 1890s built cottage with heritage features such as ornate gable, high ceilings, and original fireplaces.
- Was once set up as two separate flats.
- Private, spacious and sunny yard with potential to develop STCA.
- Corner block with dual street access (Scott St and Aberdeen St).
- Pretty, established garden with outlooks towards River Derwent, North Hobart church, and Kunanyi (Mt Wellington).
- Prestigious and convenient suburb a mere walk to City CBD.
- Close to good schools, recreation hubs, and all the retail and services Hobart has to offer.

Council Rates: \$2,640.00 per annum (approx.) Water Rates: \$1,112.00 per annum (approx.) Rental Appraisal - \$590 - \$620 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.