

**6 Amelia Street, West Hobart, Tas 7000**

**eis property**

**House For Sale**

Thursday, 4 January 2024

6 Amelia Street, West Hobart, Tas 7000

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



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## **Offers over \$1,425,000**

Positioned on the city fringe side of sought after West Hobart taking in water views, this charming circa 1929 home retains classic original features throughout and boasts a flexible floorplan. With potential in spades, the home could be used as a generously proportioned historic family home or converted back to two tenancies. Set across two levels, the entry floor accommodates open plan living, dining and kitchen to provide a spacious family room to gather. Three double bedrooms, family bathroom, powder room and laundry are also on this storey. The staircase to the upper level reveals a second living with kitchen facilities, large double bedroom and bathroom. This floor has previously been a separate flat, but could also suit families needing space, or a fabulous parent or teenagers' retreat. Hardwood floors, fireplaces and surrounds, leadlight accents, ornate plaster and fretwork and picture rails enhance the ambience of the home. Reverse cycle air conditioning ensures year round comfort and the home is surrounded by easy care, well fenced gardens with gated off street parking. Within easy reach of excellent local schools and childcare facilities, local parks and cafes and the amenities of Hobart's CBD and waterfront, this is an exceptional opportunity to acquire a quality home with excellent bones and enviable address.