

6 South Street, Battery Point, Tas 7004



Sold Unit

Wednesday, 14 February 2024

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Bedrooms: 1

Bathrooms: 1

Area: 57 m2

Type: Unit



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\$684,000

Situated in the heart of Battery Point is this charming, character terraced convict brick cottage in arguably Australia's most desirable and historic suburbs with Salamanca, cafes and the waterfront entertainment district being a short walk. What a perfect property to add to your portfolio (currently rented till 2024) and just perfect for busy people seeking a low maintenance property in this prime location that they can lock up and leave. Featuring its own quiet, private and sun drenched courtyard, character features including internal timber lintels, convict bricks and sandstone features and level access the charm on offer here is outstanding and hard to find like this outside Battery Point. Jackman McRoss bakery is around the corner as are many restaurants and cafes that you can get to easily by foot all on the level! Featuring an exposed brick interior, timber architraves and open fireplaces there is great scope to further improve the property where just small changes could go a long way to adding further value. The kitchen has been updated with modern appliances and offers plenty of bench space. The bathroom and laundry are situated to the rear in a standalone building which features a shower over bath and toilet.

About Battery Point Battery Point is set on the CBD fringe, at just a 1km picturesque stroll from the Hobart GPO. It is Tasmania's first million dollar suburb with a median price of \$775,000 (units Sep 2022-Aug 2023) & \$2,300,000 (houses Sep 2022-Aug 2023) & is the most sought after suburb in Tasmania. Battery Point is suited to people who want to be close to a historic village atmosphere, the beach & Hobart CBD, numerous eateries and the best year round entertainment Hobart has to offer.

About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. Currently tenanted at \$500 per week until 2024. Council Rates: \$2,800.00 per annum approx. Water Rates: \$1,000 per annum approx. Constructed: 1900

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.