

6 St Georges Terrace, Battery Point, Tas 7004



Sold House

Sunday, 25 February 2024

6 St Georges Terrace, Battery Point, Tas 7004

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 598 m2

Type: House



Rob Henry

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Contact agent

Grand frontage in a prized location; Harcourts Hobart is delighted to introduce 'Violetta' (c1895) for the first time on the market in 60 years. A distinguished family residence of authentic period appeal lies behind a classic façade and charming front verandah. The home sits on an above average sized block and perfectly combines size, quality, and location to provide the quintessential Battery Point lifestyle. The property is in a fabulous position, with breathtaking views looking up towards Mount Wellington (kunanyi), and a picture postcard vista overlooking the yacht clubs, marina, foreshore and down and across the River Derwent. Upon entry, a traditional wide central hall seamlessly links the main level of this amazing home providing a very functional floor plan. There is great separation of living, accommodation and amenities and the home has classic period features contrasting traditional with a modern renovation and extension of bathrooms and kitchen. A neutral colour palette, plantation shutters throughout, plush carpeting, underfloor heating in the bathroom and multiple heating options (including the original fireplace) all highlight the level of style and comfort. Showcased on the entry level are the formal sitting and formal lounge rooms and the master suite which features a walk-in robe and modern ensuite. The main bathroom and separate laundry are sleek and contemporary comprising walk in shower, vanity unit, bath and toilet, underfloor heating and plenty of storage options. The tiling and fittings further reflect the quality of the home. The spacious, newly renovated kitchen also blends the traditional and modern incorporating quality fittings, induction cooktop, stone benchtops, glass splashback, soft close cabinetry and abundance of storage and counter space. The dining/sitting room, with amazing outlooks, is perfect to entertain and mingle with guests whilst cooking. The deck flows seamlessly and allows you to sit back, relax and enjoy magnificent water and mountain views and overlook the beautifully presented backyard. The classic dormer windows to the attic hide 2 generous, well-appointed bedrooms upstairs, both featuring their own style and character and both with built in robes, plus sitting and study spaces. Take the staircase down to the lower level, which comprises a well proportioned, fully self-contained one-bedroom flat as well as direct access underneath the property to a workshop area fitted with power. Utilise this space as a granny flat, a teenager's retreat, or as a rumpus room and additional bedroom, the options are endless. The lower level does have its own separate access down the side of the property. The large 607sqm block has been lovingly maintained and over time become filled with established fruit trees and shrubs, garden beds, well manicured lawns as well as several paved sitting and entertaining areas. Enjoy the benefits of the garden being fully fenced around the entire property - perfect for the family pet or children to play safely. Multiple off-street parking is available for added convenience and is certainly a rarity in Battery Point. A seamless fusion of period splendour and contemporary elegance, this home certainly offers an idyllic sanctuary inside this highly sought-after locale yet only a short stroll to the iconic Battery Point village and cafes, the Salamanca entertainment precinct, the Royal Yacht Club of Tasmania and the Sandy Bay shops. The CBD is a mere 15 minute walk. Public and private schools are also only minutes away. Homes of this calibre and era are a rare find in Battery Point - why wouldn't you want to grasp this exciting opportunity? For further information or to arrange a private inspection, please contact Rob Henry. Council Rates: \$4,801.00 per annum (approx.) Water Rates: \$1,100.00 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt its accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.