

# 61 Salvator Road, West Hobart, Tas 7000



## Sold House

Monday, 14 August 2023

61 Salvator Road, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 614 m2

Type: House



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**\$774,000**

Built in 1910 this weatherboard cottage is full of character, charm and possibilities. The property sits just over 2kms from the Hobart CBD and is like driving into the countryside with a vastly different feel to the urban vibe just minutes down the road. With a recently replaced roof, exterior paint and many other updates the opportunity to put your own stamp on a home in a fabulous location could not be much better. Upon entry there is a very generous entrance foyer that leads to the lounge room which is filled with natural light and includes both a wood heater and a reverse cycle heat pump to keep the room ambient year-round. The three bedrooms are all very well sized rooms with original polished floorboards and the opportunity to utilise any of these rooms for further living space would be easily achieved. The open plan kitchen and dining area also has enough space for sitting and enjoying the sun with direct access to the undercover, paved courtyard. The kitchen is the hub with a well laid out configuration and plenty of work space. The three-piece bathroom and laundry/utility room are at the rear of this room. The rear garden is fully fenced and has great scope for the avid gardener in the family. Furry friends and small children are well catered for and the front garden has been paved to create the opportunity for a quiet spot to sit and enjoy the tranquillity and bush like outlook. There is a single carport and space for many more tandem parking spots in the driveway. This position is so close to Hobart City and an easy walk or commute whilst still having the delights of West Hobart at easy reach. Knocklofty Reserve sits at the rear of the property and provides walking tracks and picnic areas whilst the South Hobart Rivulet is also close by. Great schools, shops and amenities surround the much sought after suburb and provide the lifestyle opportunity so many buyers desire. Currently tenanted until July 15th 2023 for \$650 per week. Council rates - approx \$2,100 Water - approx \$1,100 + usage Current rental appraisal - \$665 - \$695 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.