

8 Ellerslie Road, Battery Point, Tas 7004

Sold House

Wednesday, 23 August 2023

8 Ellerslie Road, Battery Point, Tas 7004

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 1385 m2

Type: House



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A beautiful family residence, "Riverton" is no ordinary home with 14 rooms built across two levels and set on approximately 1,385sqm of land in historic Battery Point. Stunning original fretwork, doors and high ceilings, beautiful leadlight windows and timbers feature throughout. B.A. from Heritage & H.C.C. plus working drawings included for the classy yet sympathetic renovations planned by the current owners, there are so many exciting opportunities to capitalize on the fabulous size and layout of this unique, character home. Having been a much loved family home over the past half century, children have filled the beautiful expansive rooms with laughter, and have run up and down the hallways and stairs, playing hide and seek until recent years. Nestled in a quiet no through road with a superb outlook across the River Derwent and Battery Point, this residence is graced with original 1915 Federation architecture. You will be in awe at the grand scale of the door frames, the impressive room sizes, ceiling height and the potential to add your own personal touches in the spaces that do need an upgrade. The main entrance foyer feels like you are stepping back in time to an era where quality was never compromised, and first impressions were lasting! Formal and informal living spaces are in abundance on this entry level providing an unforgettable ambiance when entertaining family and friends. This floor also accommodates a functional kitchen (with servery window to the formal dining room), and a scullery linked by a meals area and an adjoining laundry, come second bathroom. Bay windows provide the perfect vantage point from the downstairs living rooms to enjoy the fantastic views. A second entrance/sunroom allows access outside to the surprising terraced yard which is huge in size - the perfect space for children to run around, kick a ball or design your own backyard playground. A 3.1 metre wide driveway off the street beside the double carport, allows vehicular access into the backyard and additional off street parking when you want to drive to your back door on those rainy winter nights. A classic federation staircase with original baluster toppers leads you upstairs where the floor space virtually duplicates the downstairs area. Here, there are three large bedrooms, two with amazing views. At times, this home has accommodated an extended family. With a little modification based on the configuration and size of the rooms, you could quite easily make this home into a five bedroom, three bathroom residence, to make the most of the space already on offer. Due to its Urban Mixed Use zoning, there is potential to operate a business out of the property or an additional dwelling to be built at the rear of the land (NOT strata title or subdividable), subject to council approval. First owned by the Butler family in 1914, the land at 8 Ellerslie Road was sold to Australian Cricketer, Edgar Hawson, who subsequently built "Riverton" and made this his family home, naming this spectacular residence after the small town he originated from in South Australia. Rarely do properties that offer this size land and house come on the market in such a central inner-city location. You can be within a 10 minute walk to the delicious restaurants and eateries at Salamanca, Battery Point and the city and close enough to walk home after enjoying the variety of year round festivities on offer in these locations. "Riverton" is an unforgettable property that will definitely leave a lasting impression.