

8 Gourlay Street, West Hobart, Tas 7000

ARKLEY & CO

House For Sale

Friday, 17 November 2023

8 Gourlay Street, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 400 m2

Type: House



Katrina Arkley

Offers over \$890,000

Discover the allure of 8 Gourlay Street, a residence nestled in the highly sought-after suburb of West Hobart. This charming property seamlessly blends character and modern features, creating an inviting and unique home. Upon entering, the warmth of polished timber boards, high ceilings, picture rails, and lead light features welcomes you. The thoughtfully modernized floorplan boasts a spacious open-plan living, kitchen, and dining area—an ideal space for both relaxation and entertainment. The well-appointed kitchen is a chef's dream, featuring a gas cooktop, oven, dishwasher, double sink, soft-close drawers, ample bench and cupboard space, and in-bench dining for your morning coffee. Flowing seamlessly from the kitchen is a large external deck, perfect for enjoying the beautiful rear garden. Flexibility abounds with up to three bedrooms, complemented by a central bathroom featuring a shower over the bath, toilet, and vanity. A generously sized separate laundry with abundant storage adds practicality, and a drop-down storage ladder provides easy access to the attic space for additional storage. This property boasts even more with a secure garage, ideal for parking or as a versatile workshop or studio. Outside, delight in the established cottage gardens, a raised vegetable garden, a charming cubby house, and more. Set across the road from Lansdowne Primary School, close to all local shops, transport, Hill Street Grocer and more, the convenience of this locale alone will have you hooked. Key Features: Ducted gas heating-cooling system Mains gas cooking and heating Built-in wardrobes Garage for secure parking or a workshop/studio Outdoor area with a large deck Established gardens with a raised vegetable garden Fully fenced for privacy Sunny aspect for natural light Proximity to local amenities, including Hill Street Grocer, Lansdowne Café, and a short 15-minute walk to Hobart CBD Additional Information: Council rates: \$2800 per annum approx. Water rates: \$1200 per annum approx. Don't miss this opportunity to own a piece of West Hobart's charm. Contact Katrina today to arrange a viewing or for more information Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.