

**80 Hill St, West Hobart, Tas 7000**

**House For Rent**

Friday, 29 March 2024

**4ONE4.**  
PROPERTY CO.

80 Hill St, West Hobart, Tas 7000

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 300 m2**

**Type: House**



Demi Shea

0479154621

**\$600 per week**

Welcome to this charming 1900 circa cottage, boasting timeless elegance and modern comforts. This delightful abode features a light-filled open plan living area with air conditioning and doors that connect to the inviting deck and backyard, creating a seamless indoor-outdoor living experience. Many of the rooms showcase the original fireplaces/mantles, Baltic pine doors, high ceilings and beautiful polished floorboards reminiscent of the era that are highly practical. The modernised kitchen boasts ample storage space and quality appliances, including a dishwasher. There is a separate laundry area with sliding doors inclusive of a deep sink and ample space for a washing and drying machine. The bathroom has a shower/bath unit and includes plenty of space for storage. All these areas ensure convenience, comfort, and functionality. The central dining room could also be used as a formal lounge, office or other purpose, with a fabulous flow through effect to the open plan living space through a servery to the kitchen. All three spacious bedrooms have fireplaces with capped chimneys to reduce drafts, with two of the bedrooms featuring built-in wardrobes for added convenience. The low maintenance yard has established boundary foliage, creating a private space for you to gather on the deck and relax. The beautiful front verandah and garden are the perfect frontage to this Hill Street beauty that cannot be beaten on location! This home offers amenities that are within easy access and strolling distance. Conveniently located in close proximity to schools, local shops, parks, bushland, popular eateries, and public transport. It's an approximate 5 minute drive, 10 minute bike ride, and 20 minute walk to the Hobart CBD. Don't miss the opportunity to make this charming cottage your new home! - 12 month lease available - Pets considered upon application