

80 New Town Road, New Town, Tas 7008



Sold House

Thursday, 16 November 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 625 m2

Type: House



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This standout historic residence showcases the unmistakable features predominant in Victorian Georgian 19th century architecture. With a well documented history, "Bendalls" has catered for a variety of accommodation needs in its lifetime - a family home, two flats and even a boarding house. Presently, this beautiful heritage property has been home to the current owners who have enjoyed this fabulously convenient location and residence, living on the upper New Town Road level while accommodating Bed & Breakfast guests on the lower level. With a degree of independence in the layout that goes with B&B's, downstairs is still set up for and approved for accommodation purposes by the Hobart City Council, although it is not currently used as such. There is no access internally between these two levels at the moment, however this could be reinstated as it was in the past - with the visual imprint of where the staircase once was still on display. This current floorplan provides a versatile layout suitable for guests or extended family living under the one roof with bathroom, laundry and kitchenette facilities on this lower level for added convenience and its own entrance. The earthy, natural sandstone lower level was built in the 1840's and extended with upper weatherboard levels around 1883. The detailed period restoration and conservation process set about by the current owners in 2003, replicates the finishing touches and techniques from this bygone era. There are so many special elements and features that will ignite your curiosity and passion for this surprising residence set amongst the verdant suburban orchard & veggie garden that has been lovingly created over the years. The ground and upper levels provide ample space for a family with two bedrooms, spacious bathroom and a study in the attic level while the main bedroom is downstairs with the formal dining, lounge, kitchen/meals rooms and a toilet. The main form of heating is mains gas on the ground floor, plus a cosy wood fire, and on the lower floor electric panel heaters. Solar hot water has been a modern day inclusion to create a more energy efficient footprint. The lower level has its own entrance with two larger bedrooms and a hallway leading to a separate toilet, laundry and gorgeous bathroom complete with claw foot bath. All the features you would expect in such a period home include high ceilings, original door bells, ornate fireplaces, decorative cornices and timber fretwork and joinery both inside and out, original chimneys and an amazing amount of under house storage with easy, clear access for a cellar, workshop or household storage. A wide verandah on each level is perfect for entertaining or sitting out and enjoying the stunning sunsets behind kunanyi (Mt Wellington). Including a separate garage and two garden storage/sheds, there is ample space to house your gardening tools, bicycles and all those extras that you don't need on a daily basis. The gardens host a variety of 11 fruit types with colour and pathways that will take you on a visual journey. Close to a selection of popular private and public schools, on a high frequency bus route and within easy walking distance to cafes, shops, North Hobart restaurant precinct and an easy 30 minute walk into the city, you could not ask for a more convenient and central location! So many beautiful qualities that need to be seen to be appreciated, this attractive home offers priceless history and all the charm you would hope for in this amazing garden setting.