

9 De Witt Street, Battery Point, Tas 7004



House For Sale

Tuesday, 9 April 2024

9 De Witt Street, Battery Point, Tas 7004

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 517 m2

Type: House



Rob Henry

0417979220

Expressions of Interest in the \$2,000,000's

Being one of Hobart's most sought-after post codes, properties situated in De Witt Street, Battery Point instantly receive a label of refined luxury. With a dress circle setting and flooded with natural light, this 1900's Georgian style property has been beautifully maintained throughout the years and is your gateway to the best of inner city living in one of Battery Point's most popular tree-lined streets. Displaying features of grandeur and elegance, this inspired solid brick residence, lavishly proportioned, delivers immediate appeal in one of Hobart's most prized addresses. While perfect to enjoy right now, it also presents options to maximise its elite location with a luxurious renovation. Upon entry, a traditional central hall seamlessly joins all the rooms of this amazing home together, providing a very functional floor plan. The home has maintained its classic features including timeless picture rails, traditional timber fretwork, Tas oak polished timber floors, beautiful stained-glass windows, wide hallways and high ceilings. A series of refined downstairs spaces including classical sitting and living rooms of fabulous proportions is complemented by the character and style of open fireplaces, bay windows and pendent lighting. Towards the rear of the room is the kitchen consisting of plenty of storage, bench space and updated appliances. Across the hall is an added addition with a pantry/storage room. Set up originally to act as a butler's pantry with multiple shelves and high ceilings ensuring convenience and practicality. The beautiful timber staircase with leadlight window leads to the remaining accommodation, which comprises of two bedrooms all featuring their own style and character with the master comprising of a walk-in robe and are serviced by an upstairs main bathroom with spa bath, shower and toilet. An additional office/study space or storage room is also located upstairs for added convenience. Outside, the gardens are low maintenance with a largely established lemon tree. Enjoy the benefits of the gardens being fully fenced at the rear which is perfect for the family pet or children to play safely. From this prestigious position you can listen to the soothing bells from St. Georges Anglican Church, walk to the local cafes and shops of Battery Point or take a short stroll to Salamanca Square, renowned for its popular restaurants, bars and market. Soak up the village vibe of this friendly community hub, making ready-to-live-in property with significant ownership rewards and dependable rental potential. For further information or to arrange a private inspection, please contact Rob Henry. Council Rates: \$5,500.00 per annum (approx.) Water Rates: \$1,100.00 per annum (approx.) Rental Estimate: \$850 - \$950 per week (approx.)