

9 Trumpeter Street, Battery Point, Tas 7004



House For Sale

Wednesday, 6 March 2024

9 Trumpeter Street, Battery Point, Tas 7004

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 340 m2

Type: House



Colin Miller

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Offers over \$1,500,000

In colonial times, Battery Point was a colourful maritime village, home to mariners, sailors, shipwrights, and merchants - now it is Hobart's most sought-after suburb. This late 1950s constructed, brick family home with modern second storey extension has been beautifully maintained, has a highly favoured northerly aspect to the rear yard, and enjoys views to the Derwent River, marina, Casino, and in the other direction the organ pipes of kunanyi / Mount Wellington. Singles, professional couples, retirees, and families will all find something to be excited about with this north easterly facing home situated close to the water, and the buzz of city fringe living, but also far enough away to enjoy peace, quiet and privacy. Downstairs offers two queen sized bedrooms and two bathrooms, a spacious lounge room off the gally style kitchen, and dining/living room with hideaway laundry. Tasteful timber floating steps lead upstairs to the ultimate parents' retreat. This floor is spacious, supremely sunny, offers water views to the East and a view to kunanyi to the northwest. There's a luxurious ensuite with deep bath, and the windows are double glazed including an ingenious showpiece that will take your breath away - a large, single paned wall of window that slides open to usher in the morning sun, fresh Tasmanian air, and River views. Your private perch is essentially transformed into an outdoor covered deck, where you can sip a morning cuppa with the gentle breeze and morning sun warming your face, while admiring the River vista and catching up on the news - it is the perfect way to start your day. Later, retire back here and watch the twinkling urban lights mirror the starry sky above before turning in for the night. Outside there is a wonderfully secluded and sunny courtyard and thoughtfully landscaped garden where you can enjoy some reflective alone time or entertain guests. There is off street parking for two or three vehicles in line, and a lock up garage that could house a vehicle, small boat, or provide a wonderful space to indulge your hobbies. The ultra convenience of its position in this historic locale, provides a short stroll to all the delights that Salamanca Place and Hobart's waterfront have to offer, less than 500 meters from your door is Short beach and playground, and just at the end of Trumpeter st is a public jetty. Where else, but in beautiful Tasmania could one enjoy such a life at this city-fringe residence with so much at your doorstep! This location offers an exceptional lifestyle where you truly can un-complicate your life. But this is not just an easy commute to absolutely everywhere - it's a home to ensure city life remains a pleasure being so close to seasonal festivals and entertainment, home to exceptional cafes and dining, and Hobart's historic and modern arts scene; it's the gift Salamanca brings each week - fresh veggies and cultural colour less than ten minutes' walk from your doorstep; and within easy walking distance to Federation Concert Hall, Theatre Royal, Tasmanian Museum and Art Gallery, Fitness clubs and CBD - the world awaits your unhurried discovery. Reward yourself this year. Opportunities in this tightly held enclave are scarce. Call to register your interest without delay. Council Rates: \$4,300.00 per annum (approx.) Water Rates: \$1,100.00 per annum (approx.) Rental Estimate: \$780 - \$820 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.