

**93 Swanston Street, New Town, Tas 7008**



**House For Sale**

Wednesday, 10 April 2024

93 Swanston Street, New Town, Tas 7008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 785 m2**

**Type: House**



Neville Crowther  
0417526755

## Offers Over 1 Million

Welcome to 93 Swanston Street, a charming blend of history and modernity nestled in the heart of New Town. This delightful 1922 build offers a unique blend of character and convenience that caters to a broad spectrum of lifestyles and needs. This amazing property is elegantly positioned and presents an opportunity to experience desired living with a touch of sophistication. As you walk under the wide front veranda to the rich leadlight front door and surround and enter the Tas Oak entrance hall you know you are in for a treat. The formal lounge with its beautiful mantel piece, built-in cabinets and picture rails exudes character, peace, and tranquillity. There is a breath-taking large bay window shaped sunroom which is bright warm and spacious and a perfect place to play, relax and engage your interests. There are 4 bedrooms with the main having a roomy ensuite and access to the bay windowed sunroom area. The main bathroom features a spa and separate shower. The heating is via a central gas under floor heating, plus a pellet heater for intimate ambience. There is gas hot water and fibre to the premise. The home's modern kitchen with its butler's pantry, is a testament to the balance of past and present. It's a space where you can channel your culinary creativity, prepare a quick meal on busy days, or simply enjoy of cup of tea and move to one of the rooms with Mountain views to relax. There is a family/dining room which again has great space and comfort. There is a large rear veranda where you can sit in privacy whilst looking out over the 785m<sup>2</sup> of level ground featuring raised garden beds, a hot house, a drive through carport and drive through tandem garage with roller doors on the front and back. Beautiful views over the established ancient trees of Wendover Place with Mt Direction as a backdrop. The real charm of this property lies in its potential to be more than just a home. It's a place where you can grow and develop, engage in your interests, and create lasting memories. Picture yourself unwinding in the spa bath, hosting family gatherings in the spacious living areas, or simply enjoying a quiet moment amidst the hustle and bustle of life. Or sitting on the front porch veranda looking out to Mt Kunanyi and its forever changing colours and sunsets. This home is not just a structure, it is a canvas for your life, offering safety, affordability, and convenience. It is a place where you can balance your work, family commitments, and personal growth, and still find time for relaxation. Experience the blend of history and modernity at 93 Swanston Street, a home that understands and caters to your diverse needs and lifestyle. This property offers you more than just good value for money, it offers a place to call home. So why wait? Step into a home that's ready to welcome you with open arms and start creating your own history at 93 Swanston Street. Call Neville today and organise your personal viewing of this magnificent property.