

**94 Letitia Street, North Hobart, Tas 7000**



**Sold House**

Friday, 1 September 2023

94 Letitia Street, North Hobart, Tas 7000

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 716 m2**

**Type: House**



Hugh Balcombe

0488991570

**\$842,000**

Welcome to 94 Letitia Street, a charming piece of history nestled in the heart of North Hobart. This character filled residence, circa 1936, is positioned on a large 716 square metre allotment that offers scope for further development (STCA). The home offers attractive street appeal with its original red brick and landscaped gardens. The home has been meticulously maintained through the years of ownership by the current owners. As you step inside, you'll immediately appreciate the warmth of the timber floors that guide you through three generously sized bedrooms and well-appointed bathroom. The functional floor plan balances comfort and practicality. The master bedroom has the potential to be used as a secondary living area. The home includes a wood heater in the living room and master bedroom, as well as a reverse cycle air-conditioning unit. The home offers ample off-street parking, comfortably accommodating multiple vehicles, making it ideal for families and professionals alike. The vast 716-square-meter allotment features a lush expanse of green grass at the rear, providing a sense of privacy. Another great feature of the home is the undercover timber deck at the rear of the property, a perfect setting for hosting guests. The home is extremely well located for those working in the city or surrounding suburbs, being only minutes away from the North Hobart retail and hospitality precinct and Hobart CBD. The property is within close proximity to local amenities and schools, such as The Friends School, which borders the rear fence of 94 Letitia Street and is considered to one of Tasmania's most prestigious schools. This home truly is a perfect fit for small families, young professionals, and investors.