

16 Wellington Street, North Hobart, Tas 7000



House For Sale

Wednesday, 19 June 2024

16 Wellington Street, North Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 449 m2

Type: House



Abi Freeman
0438291301

Offers over \$995,000

Federation character and charm melds seamlessly with a well-designed contemporary extension in this light-filled, warm and inviting circa 1900 home. Desirably located in a quiet pocket of North Hobart, this home offers vibrant city fringe living and is just a short stroll away from the cafes, bars, restaurants, State Theatre and amenities of the popular North Hobart strip. Conveniently set across one level, the floorplan of the original cottage accommodates three bedrooms and a formal living room, all accessed from the wide entry hall typical of the era. The modern extension at the back of the property comprises generously proportioned open plan living with a well-equipped kitchen with quality appliances, and spacious living and dining room. Cathedral ceilings and extensive glazing adds to the sense of spaciousness in this part of the home. Glass sliders open onto the leafy rear courtyard with established gardens to create seamless indoor/outdoor living and space for children or pets to play. The renovated bathroom with claw foot bath and separate shower and the laundry completes the floorplan. Classic original features including fireplaces and surrounds, high ceilings, sash windows (restored) and stained-glass accents remain in situ, enhancing the ambience of the home. Mains gas for cooking and hot water and a combination of underfloor and gas heating ensures year-round comfort and convenience. Secure off-street parking for up to two vehicles, fully fenced backyard, a cubby house, garden sheds and NBN (fiber to the premises) adds valuable amenity. Within walking distance of excellent primary and high schools, Royal Hobart Hospital, Aquatic Centre, Botanical Gardens, Constitution Dock, Hobart's CBD and mid-town precinct and perfectly positioned to indulge in the many attractions of North Hobart, this impressive home provides the very best of urban living, presenting an exceptional opportunity to buy into this coveted locale and enjoy an enviable lifestyle and location.