

# 171 Bathurst Street, Hobart, Tas 7000



## House For Sale

Wednesday, 3 July 2024

171 Bathurst Street, Hobart, Tas 7000

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 554 m<sup>2</sup>

Type: House



Steve Yannarakis

## Expressions of Interest

This grand freestanding home has been stripped out in preparation to create a magnificent city-fringe residence. Built c1890, this imposing double storey brick Victorian era residence enjoys timeless street appeal. Internally, most of its stately period features are intact and ready to be brought back to life: solid timber flooring, high pressed tin ceilings with ceiling roses and picture rails, sash windows (renovated by Seal a Sash), fireplaces with timber mantles, entrance archway, original timber staircase and more. Under current ownership, the property was stripped out, major landscaping works performed, and plans approved for thoughtfully conceived major renovation and extension, which once complete would make for a designer terrace, perfectly positioned to capitalise on all the city has to offer. Depending on whether the current approved plans or a variation of these is pursued, the property can provide for three to four bedrooms, multiple living areas, two bathrooms, walk in robe and a fabulous open plan kitchen-living zone spilling out onto a terrace with high sandstone retaining walls and a further upper-level garden terrace with fabulous city vistas and off street parking. This is an exceptional city edge position, in close walking distance to all the city offer. Leave the car at home and walk to all the UTAS city campuses, the Royal Hobart Hospital, Elizabeth Street Mall, North Hobart bars and shops, Hobart's waterfront and much more. Rich rewards await those willing to consider this project. Outgoings (approximate): Council rates: \$2,500 p.a. Water rats: \$1,344 p.a.