

23 Bath Street, Battery Point, TAS, 7004

RIPPLE

House For Sale

Wednesday, 14 August 2024

23 Bath Street, Battery Point, TAS, 7004

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Mel Shutt

0362280895

Heritage charm meets modern living?

Located in the heart of historic and genteel Battery Point, this impeccably presented two-bedroom home is a perfect blend of historic charm and unique contemporary design. The property was originally built circa 1900, with the 2014 extension by award-winning Maria Gigney Architects adding generous and stylish living spaces to the bespoke renovation throughout.

A hydronic system heats the whole home via radiators and in-slab heating, and extensive double glazing provide energy-efficient comfort at all times. While these modern and practical features increase the home's liveability, many of the original elements have been painstakingly restored to enhance the home's vintage character.

Beautiful Tas Oak floorboards lead from the porched entrance to the elegant and inviting lounge, complete with an ornate fireplace, ceiling rose, and bay window with stained glass - showcasing the spectacular views of kunanyi/Mt Wellington across to the Derwent River, including the casino and Royal Yacht Club of Tasmania.

There are two double bedrooms; the master has a very generous built-in wardrobe, while the second bedroom is versatile and spacious. With floor-to-ceiling tiles, a walk-in shower with dual showerhead, a heated towel rail, and great storage - the bathroom is all about luxury.

The impressive kitchen is flooded with natural light and is an absolute dream for those who love to cook or entertain. It is well equipped with quality appliances, stone and stainless-steel benchtops. Sliding doors open directly onto the private courtyard, creating a seamless extension to the living area, and a wonderful space to enjoy outdoor dining in warmer weather, or quiet contemplation in the sun.

A large utility room has laundry facilities and ample storage, and there is a driveway with off-street parking.

Set in a convenient and tightly held location just 1km from Sandy Bay's many amenities, a short and pleasant stroll to Battery Point village or vibrant Salamanca Place. Walk, cycle or drive just over 2km to arrive in Hobart's CBD, UTAS Sandy Bay campus is close by, there's a bus service along Sandy Bay Rd, as well as many recreation areas and magnificent beaches in the area.

Mel will be delighted to show you around this immaculately presented home, offering modern style and heritage ambience in equal measure. Call today to arrange a viewing time and see it for yourself!

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.