

**27 De Witt Street, Battery Point, Tas 7004**



**House For Sale**

Wednesday, 3 July 2024

27 De Witt Street, Battery Point, Tas 7004

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 220 m2**

**Type: House**



Rob Henry

0417979220

## Offers over \$1,250,000

Being one of Hobart's most sought-after post codes, properties situated in De Witt Street, Battery Point instantly receive a label of refined luxury. With a dress circle setting and flooded with natural light, this 1850's Georgian style "Logan Cottage" has been beautifully maintained and is your gateway to the best of inner city living in one of Battery Point's most popular tree-lined streets. The classic façade reflects the pristine charm of the surrounding residences, while inside the home has been designed to suit an updated lifestyle while retaining charming period features throughout. Hidden from view at the street level, this property features dual levels. Soothing neutral tones and high-quality attention to detail extend to the conveniences of the home. Upon entry, this property perfectly marries classic and contemporary elements via the traditional open fireplaces, leading to the updated rear kitchen/dining area. The kitchen has been tastefully updated to feature modern appliances, plenty of storage and bench space. At the rear of the home the kitchen also provides direct access to the outdoors. Accommodation is flexible with the master at the front of property with built-in robes alongside an additional sitting room with an open fireplace which captures your instant attention upon entry. Upstairs comprises a spacious additional bedroom, designed for guest accommodation with a built-in robe and from the window you will seek wonderful views of the city and Mount Wellington (Kunanyi). Cleverly creating its own outlook, mature gardens have been carefully curated and established to be admired from the kitchen windows at the rear. A garden shed makes for an easy storage option for all this gardening. Due to its North-East facing aspect the yard is provided endless sunshine especially during those summer months whilst sipping a wine under the cherry tree. The entire garden is managed by an automatic irrigation system to ensure all plants and trees stay in full bloom. From this prestigious position you can listen to the soothing bells from St. Georges Anglican Church, walk to the local cafes and shops of Battery Point or take a short stroll to Salamanca Square, renowned for its popular restaurants, bars and market. Soak up the village vibe of this friendly community hub, making ready-to-live-in property with significant ownership rewards and dependable rental potential. For further information or to arrange a private inspection, please contact Rob Henry. Council Rates: \$3,200.00 per annum (approx.) Water Rates: \$1,100.00 per annum (approx.) Rental Appraisal: \$640 - \$670 per week (approx.)