

**3/106 Hampden Road, Battery Point, Tas 7004**

**House For Sale**

Wednesday, 3 July 2024

**4ONE4.**  
PROPERTY CO.

3/106 Hampden Road, Battery Point, Tas 7004

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 508 m2**

**Type: House**



John McGregor  
0419892104



Aaron Murray  
0418969859

## Offers Over \$1.9 Million

Located on the east of Sandy Bay Road, 3/106 Hampden Road is positioned perfectly to allow you to walk and enjoy all of splendours the coveted Battery Point lifestyle offers. A home of grand proportions blends a fusion of old-world charm and elegant contemporary features all within a stone throw of Salamanca & the areas host of incredible cuisines, cafes & bars. The flexible floorplan is perfectly suited to cater to an ever changing family where everybody can have an abundance of private space over the 4 huge bedrooms, multiple living spaces with the top floor enjoying views across the skyline. With an updated kitchen complete with stone benches, 3 well appointed and refitted bathrooms now fit for modern expectations, warm tones throughout this 1920's, double brick home, you always feel welcome even with the high ceilings well out of reach of your hands. It is with no surprise why Battery Point is one of Tasmania's most sort after suburbs & 3/106 Hampden Road is well positioned for you to be able to enjoy all this envious lifestyle has to offer. Inspections By Appointment Only Disclaimer: All care has been taken by 4one4 Real Estate and 4one4 Media House when compiling the marketing material and information in this presentation. We cannot guarantee the accuracy of any measurement or details supplied in this advertisement and make no representation or accept any responsibility for the whole or part of this advertisement. The particulars contained in this advertisement do not form any contract. We recommend that any interested parties should have the information independently verified and make their own enquires to satisfy themselves in all respects. All photos, video and marketing material remain the property of 4one4 Media House, a division of 4one4 Real Estate, and are not to be downloaded and used for any purpose without the express consent and written permission of 4one4 Real Estate.