

# 38 King Street, Sandy Bay, Tas 7005



## House For Sale

Wednesday, 10 July 2024

38 King Street, Sandy Bay, Tas 7005

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 287 m2**

**Type: House**



Rod Force

0418531837

**\$850,000+**

This home (Circa 1892) has just been vacated and was tenanted as a 5-bedroom house with kitchen/meals area, bathroom and toilet at the rear. It has a sunny, north-facing rear garden which could be developed further and has a characterful high brick wall for privacy. The home features its original front door and hardware, timber floor to the entry hall with original Victorian arch, open fireplaces (some with grates), original sash windows, and iron lacework to the front verandah. The front bedroom window has been double glazed and repaired by Sealasash. It is believed that the upper panels in the front door may be original coloured glass which have been painted over. This home is now ready for revitalisation, and would be a great project for a renovator couple, or maybe an investor? It certainly offers lots of convenience, and is an easy walk to the CBD from the heart of Sandy Bay. There is a gutter crossing in place, and at one stage accommodated one small car with a section of the verandah floor removed. A new owner may prefer to reinstate an off-street car park. There is a new hot water cylinder, new clothesline, new garden shed plus NBN connectivity. There is also space at the rear to enlarge the house to provide a larger living area (providing the usual approvals are sought). Views of Battery Point may be obtained by some selective pruning.

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