

5 Letitia Street, North Hobart, Tas 7000



House For Sale

Wednesday, 3 July 2024

5 Letitia Street, North Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 382 m2

Type: House



Kelly Fall
0488188131



Jo Brownless
0448588044

\$800,000 + range

Built-in 1913 'Mabeldene' is a fine example of its era with plentiful character, charm and original features. The brick home has great street appeal and the entrance opens to the wide central hallway with carved timber fretwork archways and polished Tas Oak floorboards. Featured throughout the property are stained glass windows, ornate ceiling roses, picture rails, deep skirting, and feature fireplaces. There are two bedrooms at the front of the property both with custom-built in robes. One bedroom enjoys a bay window and an ornate cast iron coal grate fireplace with tile surrounds and a carved wood mantelpiece while the other room also features an open fireplace and decorative mantle. There is a spacious third bedroom or formal dining area with polished boards and a beautiful timber arched sash window with stained glass highlights. The lounge room is spacious and is kept ambient year-round with a reverse cycle heat pump and working open fireplace with built-in bookshelves and cabinetry adjacent. The kitchen has ample workspace, storage, and room for a dining table. The bathroom has a claw foot, roll-top bath, separate shower, vanity, and WC. The secure grounds are low maintenance with plenty of scope for the avid garden to enjoy. There is up to three tandem car parks available, a rare feature for this sought-after location. This central position offers city fringe living whilst still being close to all the delights North Hobart has to offer with the café strip, restaurants and the State Cinema together with great schools, public transport, and amenities all close at hand. Council rates approx \$2500pa Water rates approx \$1100pa excl. usage Rental estimate \$560 - \$590pw* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.