

8 Napoleon St, Battery Point, TAS, 7004



House For Sale

Wednesday, 14 August 2024

8 Napoleon St, Battery Point, TAS, 7004

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Cam Rogers
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Brianna Marriott
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Fully Renovated c1858 'Mr Watson's' Cottage with Water Views & Off-Street Parking

Situated behind a white picket fence on the eastern side of Napoleon Street, 8 Napoleon Street is one of four double brick cottages constructed in 1858. Also known as 'Mr Watson's Cottages', the cottages were originally built to accommodate workers from the nearby shipyard. Representing a quintessential example of mid 1800's 'row-housing' the home has been immaculately preserved by its owners.

Upon entry to the home, an open plan living and dining area welcomes you with an immediate sense of comfort and elegance, with high ceilings, original timber floorboards, and an inviting electric fireplace that imbues the space and warmth. Two bedrooms are located on the entry level, both with built-in wardrobes. The current owners have undergone a complete renovation to the home, installing brand new carpet and double glazing throughout.

A short flight of stairs leads from the dining area to the kitchen, complete with sleek stone benchtops, integrated appliances, induction cooking and soft-close cabinetry. The seamless flow of the home extends outdoors to an indoor/outdoor entertaining area, ideal for hosting gatherings with family and friends.

The main bathroom on this level features a generous walk-in shower, heated tiled flooring and ample storage, while a discreet European laundry enhances convenience.

Upstairs, a loft-style bedroom is perfectly located and has its own unique water view over the River Derwent. Completing the home is an off-street carpark on title, plus reverse cycle air conditioning for convenience year-round.

Napoleon Street is arguably one of Tasmania's most in demand streets in Tasmania's premier suburb. 8 Napoleon Street is footsteps to the Napoleon Street playground, the Shipwright Arms Hotel, and the bustling shops, cafes and restaurants Battery Point has to offer. The property is within close proximity to Salamanca, the Hobart CBD and Sandy Bay shopping precinct, yet separated to enjoy the privacy of a quaint residential street, surrounded by some of Hobart's most iconic homes.