

81 Barrack Street, Hobart, TAS, 7000

PETERSWALD
for property

House For Sale

Friday, 16 August 2024

81 Barrack Street, Hobart, TAS, 7000

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Expansive living with enviable Hobart views and modern comfort

Perfectly positioned at the high end of Barrack Street, set back from the bustle of Hobart's CBD while occupying a city fringe location, this impressive, renovated home offers an exceptional combination of character and charm and contemporary comfort.

Spanning two gracious levels, this beautiful home features comfortable living spaces across each, bathing in abundant natural light, and showcasing the stunning views that stretch out across the city to the River Derwent.

Seamlessly blending indoor and outdoor living, the sun-drenched upper sun room opens out to a fabulous, partially sheltered deck, which can be enjoyed year-round with an ever-changing Hobart backdrop. Downstairs, open-plan living space with a cosy wood heater extends to the garden courtyard, creating a natural flow and extension to the indoor living.

Throughout the home, careful consideration has been paid to celebrate the fantastic period features of its original circa 1905 build, including high ceilings and, polished timber flooring while enhancing liveability through modern upgrades including reverse cycle heating and cooling throughout

The ground floor is also home to the polished kitchen, which comes fully equipped with premium appliances, ample storage within quality white cabinetry, a walk-in pantry, and roomy countertops, including a handy breakfast bar. Adjacent, there is a cellar with built-in wine shelving.

Four generous bedrooms make up the accommodation offering, each enjoying plush carpet, and two inclusive of built-in wardrobes. The two upper-floor bedrooms feature skylights, maximising light and warmth.

Each floor contains a renovated bathroom, with a bath, shower, vanity, and toilet upstairs, and a shower, vanity, and toilet downstairs, with plenty of space to also house the laundry. Adjoining the cellar, a comfortable home office, or study space is located, along with a storeroom.

At the bottom of the garden, a standalone studio offers further space for a myriad of uses, including an artist's retreat, comfortable home office, or a private area to relax with a book amid the gorgeous surrounds.

The gardens are simply stunning, landscaped to perfection to provide an outdoor oasis, a rare offering in such an urban location. The grounds feature established trees, manicured hedges, tranquil water features and flourishing florals.

A sunny BBQ patio is the perfect spot to sit in the sunshine and take in the majestic vistas. At the front of the home, watch the world go by from the sheltered verandah, set behind beautiful hedging.

Off-street parking within the carport will accommodate a smaller vehicle and a garden shed is also on-hand for the ease of outdoor care.

Ideally located to take full advantage of city fringe living, surrounded by superior schooling, and within a short distance to essential services, supermarkets, cafes, restaurants, and the vibrant entertainment precincts of Salamanca and North Hobart, this impeccable home provides a superior level of comfort and convenience with a highly sought-after address.