

4/29A Mellifont Street, West Hobart, Tas 7000



**Unit For Sale**

Sunday, 23 June 2024

4/29A Mellifont Street, West Hobart, Tas 7000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 169 m2**

**Type: Unit**



Marita Oliver  
0417031061

## Offers Over \$880,000

Privately tucked away at the back of a highly desired complex in Mellifont St, this stunning townhouse is beautifully designed by architect Mark Drury. Once you're past the lockable front gate and rendered brick wall, you'll appreciate the sunny aspect, flooding the living area with glorious natural light. The entrance foyer makes a statement through its double height, extensive glazing, curves and angles providing unique detail. Square set plaster consolidates the modern, sleek look. The recently updated kitchen features a beautiful wide benchtop, soft close cabinetry, induction hotplates, Bosch dishwasher, double sink, tiled splashback and a butler's pantry combined with an ideal laundry, of stone benchtops, deep sink, glass door, microwave nook. This gorgeous room flows straight outside for ease of access to the clothesline. The master suite has a walk-through wardrobe, leading to a well-appointed ensuite including corner spa bath. The other two spacious bedrooms have built-in wardrobes. There are entertainment areas at front and back of the home, plus decks off the upstairs bedrooms, ensuring there's always a sunny or shady spot if required to sit, relax and have a drink or enjoy the very attractive gardens. A Dakin heat pump gives immediate comfort and there are heater lights in both bathrooms. Honeycomb blinds are installed in the living areas, providing extra insulation and there is soundproofing between levels. Ducted vacuuming is another huge bonus! Storage has been well-allocated on both levels, with the clever use of space and the garage offers extra room if required. The garage features internal access and a remote-control roller door. There are two off street parking spots in addition, for yourselves or visitors. West Hobart has you well-positioned for everything city life offers, plus hospitals, school zones, walking tracks and the North Hobart restaurant strip which is just a short stroll away. Put your feet up and enjoy low-maintenance, luxury living. A very quiet spot, being one of the back townhouses, providing a haven amidst all the action nearby. Five minutes to the city, walking distance to local convenience shop, and being on the bus route, this property is the epitome of convenient living. Those looking for separate accommodation, but close to a family member might even be interested in purchasing in the same complex? An inspection is a must to truly appreciate this beautiful residence and all that is on offer. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.