

87 Salamanca Square, Battery Point, TAS, 7004



Unit For Sale

Wednesday, 25 September 2024

87 Salamanca Square, Battery Point, TAS, 7004

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit

A premier address

The Salamanca Square complex offers the ultimate lifestyle in one of Hobart's most sought-after and highly coveted locations. Battery Point and Salamanca are steeped in history with beautiful old sandstone buildings, some of Hobart's oldest architecture, and a vibrant waterfront wharf precinct. With the iconic Salamanca Market, art galleries, restaurants, and groovy cafes on your doorstep, the apartment is close to the Hobart CBD and the Sandy Bay shopping hub perfect for professional couples, retirees, or buyers looking for an inner-city address.

The townhouse is split over two levels with an undercover designated park at the front door providing level entry. The spacious living area benefits from a north-facing window parquetty timber floor and a neutral colour scheme throughout. Sliding doors open onto the deck perfect for warm evenings, alfresco dining, and entertaining. The kitchen features stone benchtops, plentiful custom cabinetry, and quality appliances with highlight windows capturing all-day sun. A bedroom/study is also on the ground level together with a full bathroom.

The upper level has the advantage of a chair lift for ease of access and two generous bedrooms. The master bedroom has ample built-in robes and enjoys the north-facing window and private balcony while the second bedroom also has extensive robes and a full-length window seat the perfect spot to relax and unwind. There is good separation between the two bedrooms and a full bathroom also on this level together with a separate laundry/linen press and ducted vacuuming system throughout.

The opportunity to enjoy a very cosmopolitan lifestyle in one of Hobart's premier locations within this exclusive complex is rarely on offer. A fob allows for exclusive access to Salamanca Square for residents. The option to purchase a secondary parking space (on a separate title) is also available.

Council rates approx \$2670pa

Water rates \$1150p + usage

Body Corp \$4555pa

Rental Estimate \$750 - \$780pw

*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.