

# FOR SALE

## STUNNING PANORAMIC VISTA OVERLOOKING HOBART AND RIVER DERWENT

Superbly positioned family home with expansive views across Hobart and beyond, only two minutes drive to the CBD or North Hobart restaurants, a few minutes walk to corner store, cafe's, schools and the Hill Street Grocer, The best of Hobart is right on your doorstep.

This solid brick and tile family home has amenity galore with two driveways, enormous under home garage and workshop, separately accessed bedsit with large bedroom and kitchenette. Very real potential for this bedsit to offer an additional income stream by long or short term rental (STCA).

The upper level offers a timeless timber kitchen with quality appliances, sunny informal lounge and dining area with outstanding views, separate formal lounge room with more amazing views across Hobart and beyond, large master bedroom with built in wardrobes and views, 2nd queen size bedroom with wardrobes, 3rd bedroom, family bathroom and separate water closet.

The lower level is accessed by automatic garage door into the garage with the bedsit having individual access.

This home is offered for sale from its original owners and presents in excellent condition.

Brick and Tile homes so centrally located in coveted West Hobart with simply stunning views are a rare find indeed, with 4 bedrooms, storage galore and dual access even rarer!

Please contact Ben Palmer from @realty for further information using the provided links on this page.

We welcome you to our open home this Saturday 15th February at 11.00 to 11.30am.

- Home Constructed 1968
- Zoning: General Residential
- Brick Veneer
- Tiled Roof
- NBN FTTH connected
- Reverse Cycle Heat Pump
- Council Rates: \$2450pa approx
- Taswater: \$1300pa approx
- Rental expectation: \$660 to \$690 per week as 4 bedroom one bathroom home.

4 BED | 1 BATH | 1 CAR

PRICE:

Sold \$775,000

OPEN FOR INSPECTION:

N/A



**Ben Palmer**

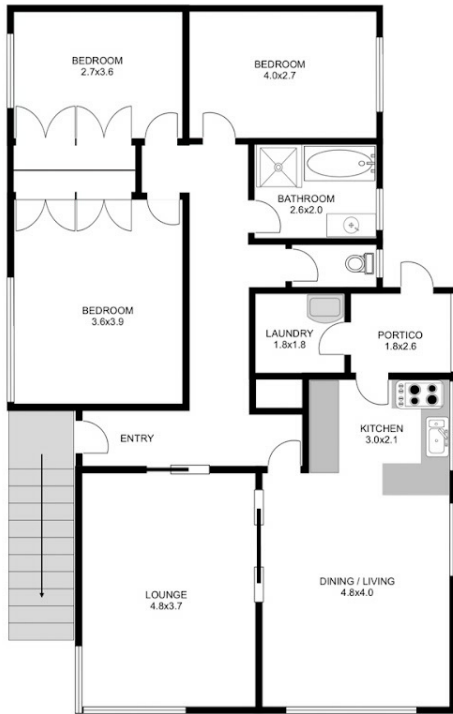
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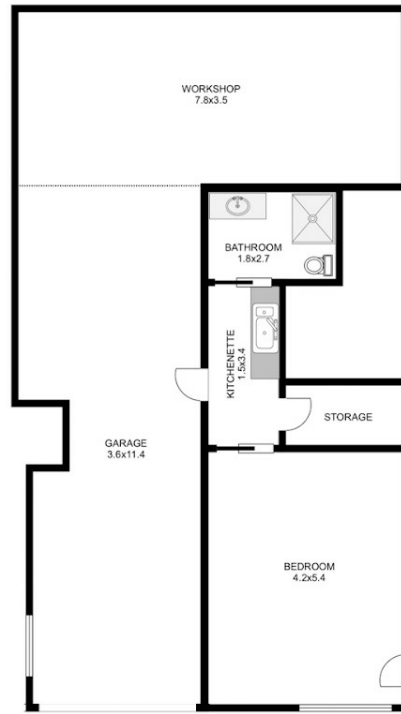
[hobarthomes.com.au](http://hobarthomes.com.au)



UPPER LEVEL



LOWER LEVEL



Please note: measurements are approximate and are for reference only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.