



**SOLD**

**NESTLED AMONGST THE TREES ON HOBART'S CITY FRINGE - ACCOMMODATING & CONVENIENT**

Perched in the heart of West Hobart, this character filled residence on Liverpool Crescent presents an exceptional opportunity to own an accommodating home with its elevated position offering stunning views across Hobart to the River Derwent, seamlessly blending rustic charm with modern comfort across a generous 201 square meters of living space.

Located on the city fringe with a serene bush backdrop, this generously proportioned property is a perfect example of bushland urban living. The home has 4 bedrooms, 2 generous living areas, 2 bathrooms and an incredible outdoor entertaining deck with further views across Hobart. The property is close to Goulburn Street, Lansdowne and South Hobart Primary Schools with its captivating leafy vista less than 1.3km from the Hobart CBD, a short walk to the Rivulet track and another short walk to Knocklofty Reserve.

Featuring an open plan kitchen, dining & living with cathedral ceilings, additional rumpus or family room downstairs and over 60sqm of outdoor entertaining decks/patio to enjoy time with family and friends.

The generous main bedroom has built-ins and 2-way bathroom with up to date quality finishes with separate water closet. The lower level of the home features a large rumpus with ample built in storage, second bathroom, laundry and second and third bedrooms both doubles with built in robes.

The upper level 4th bedroom or study is bright and sunny with further high ceilings offering a spacious feel.

Indoor comfort is assured year-round with reverse cycle air conditioning, while the timeless appeal of polished floorboards in the entrance and downstairs rumpus along with carpeted bedrooms and living areas offers a feeling of warmth along with the centrally located woodheater.

Step outside to discover a wonderfully private 669m<sup>2</sup> block, where multiple outdoor entertaining spaces await.

The property features:

- An inviting deck and balcony perfect for alfresco dining
- Thoughtfully designed outdoor entertainment area
- Tree lined and off street providing privacy and security
- Large easily accessible bike/storage shed

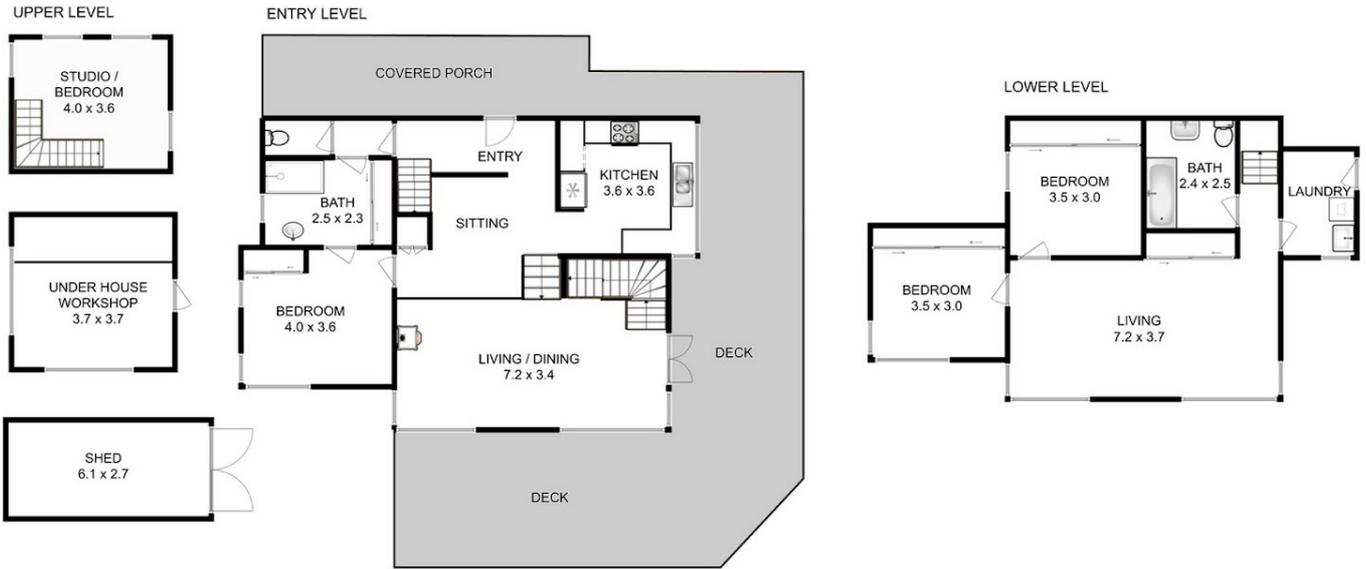
**4 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$950,000

**OPEN FOR INSPECTION:**  
N/A



**Ben Palmer**  
**0417556731**  
 benpalmer@atrealty.com.au  
[hobarthomes.com.au](http://hobarthomes.com.au)



Total Approx. House Area : 185 sqm  
Total Approx. Outbuilding Area : 30 sqm



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

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.