



# SOLD

## 1900S CHARACTER HOME, HUGE ALLOTMENT WITH DEVELOPMENT POTENTIAL IN THE HEART OF NEW TOWN

The current custodians of this magnificent property have had 34 years of family memories in this 3-bedroom residence on prestigious Pedder Street in New Town, where historic charm meets modern comfort in one of Hobart's most distinguished suburbs.

This impressive home sits proudly on a generous 1050+ square metre allotment, offering space, privacy and endless possibilities for the discerning buyer. The property zoning is "Inner Residential" and offers the potential inclusion of up to 3 additional dwellings, subject to council approval. The average lot size for the area is around 520m<sup>2</sup>, making this property a true standout and rare opportunity in New Town.

The home would make a perfect family home, just as the current owners have enjoyed the central, roomy location to raise their own family.

The welcoming wide hallway is the heart of this home and showcases beautiful floorboards throughout, creating warmth and character that flows seamlessly through the spacious lounge and three generously sized bedrooms. The renovated bathroom is perfectly positioned to serve the household, while the practical features of a fully renovated kitchen with huge storage and butlers pantry/study nook ensure modern convenience at every turn.

Climate control is effortless with reverse cycle air conditioning, keeping you comfortable year-round.

- 158 square metres of thoughtfully upgraded home retaining period features
- Workshop area perfect for hobbies or storage
- Solar hot water system and solar panels for eco-friendly living
- District aspect providing pleasant outlook

The outdoor spaces truly set this property apart, featuring an above-ground swimming pool that promises endless summer entertainment. The fully fenced grounds include a charming courtyard and dedicated outdoor entertainment area, perfect for hosting gatherings or simply relaxing in your private oasis. Multiple storage solutions are provided with convenient sheds, while secure parking accommodates your vehicles with a double garage plus additional carport space. New Town's rich heritage and leafy streetscapes provide the perfect backdrop for this family home. Living here means you're part of Hobart's oldest suburb, renowned for its grand residences and historic significance dating back to 1804. The area's Federation-style cottages and colonial architecture create a unique neighbourhood character that's both prestigious and

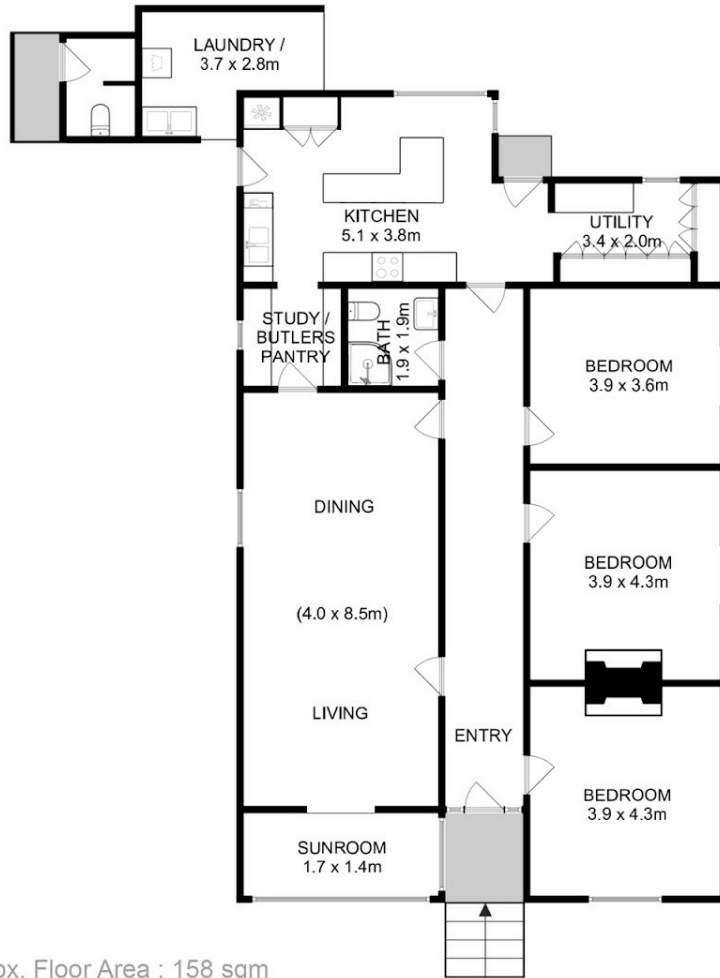
3 BED | 1 BATH | 3 CAR

PRICE:  
\$1,030,000

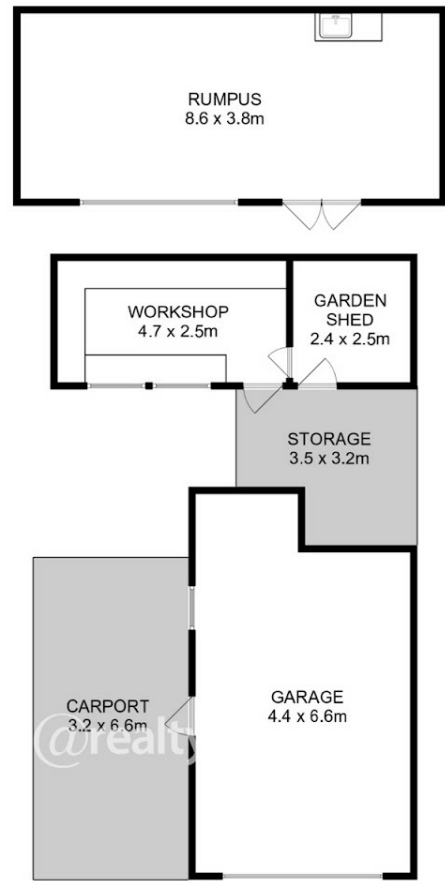
OPEN FOR INSPECTION:  
N/A



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



Total Approx. Floor Area : 158 sqm  
Total Approx. Outbuilding Area : 87 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.