



SOLD

CONVENIENTLY LOCATED CHARACTER COTTAGE IN HISTORIC NEW TOWN

****OPEN HOME access of Seymour Street****

Nestled on a generous 693 square metre block in one of Hobart's most prestigious historic suburbs, this charming 3-bedroom federation-style home at 90 New Town Road offers the perfect blend of character, comfort, and convenience. Just 4 kilometres from Hobart's CBD, this property presents an exceptional opportunity for families, first-home buyers, or savvy investors seeking a slice of Tasmania's rich heritage.

Step inside this lovingly well-maintained residence and discover 112 square metres of thoughtfully designed living space. The home features three generous bedrooms, a central bathroom, and a welcoming lounge area that serves as the heart of the home. The practical layout makes the most of every square metre, creating a warm and inviting atmosphere throughout.

Modern comfort meets classic charm with reverse cycle air conditioning ensuring year-round climate control. The property also boasts a valuable workshop space, perfect for the hobbyist, tradesperson, or anyone needing extra storage and workspace. This versatile area includes a laundry and separate second toilet adding significant functionality to the home and could easily be adapted to suit various needs.

The outdoor space is well developed, with mature trees and gardens on the fully fenced block providing excellent security and privacy for families with children or pets. A single carport offers convenient covered parking, while the secure parking arrangements ensure your vehicles are well-protected. The generous land size provides ample opportunity for gardening enthusiasts, outdoor entertaining, or potential future development, subject to council approval.

New Town's rich history and prime location make it one of Hobart's most sought-after suburbs. Known for its tree-lined streets featuring stunning Colonial, Georgian, Federation, Italianate, and Art Deco homes, the area exudes character and prestige. The suburb has been home to many of Hobart's most prominent citizens throughout history, and this legacy continues to attract discerning residents today.

3 BED | 1 BATH | 1 CAR

PRICE:
\$740,000

OPEN FOR INSPECTION:
N/A



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Total Approx. Floor Area : 112 sqm
Total Approx. Outbuilding Area : 41 sqm
Total Approx. Usable Area : 153 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.