



7 Lansdowne Crescent, WEST HOBART, TAS 7000

Beautiful Federation home set amongst tranquil grounds

Privately positioned back from the street on a generous allotment of 2634sqm, this beautiful Federation home has been lovingly held in the same family for almost 40 years and presents an exceptional opportunity to acquire a substantial residence of generous proportions in a highly sought after locale.

TYPE: Sold

INTERNET ID: R24270510

SALE DETAILS

Set across two levels, the floorplan is flexible with multiple living areas. Typical of the home's era, a series of rooms flow off a wide entry hallway, currently configured as a living room, family room, formal dining and kitchen. Casual dining at the rear of the home has French doors opening onto the private and sheltered courtyard to create seamless indoor/outdoor living.

The staircase to the upper level reveals the master suite with ensuite bathroom and built in robes. Three further bedrooms are located on this floor alongside the central family bathroom and a study. A balcony frames picturesque views across West Hobart all the way to the River Derwent, providing a relaxing place to sit alfresco and admire the ever changing vista beyond.

Impeccably maintained, the home has been rewired, replumbed and has a new roof. Many classic original features remain in situ including ornate plaster moulding, fireplaces and surrounds, polished hardwood floors, wrought iron lace and the magnificent staircase, all enhancing the character and ambience of the home.

Surrounded by tranquil established gardens, fruit trees and vegetable beds offer home grown produce. The old stables at the rear of the property with WC and a large loft area could also be renovated for a range of purposes (STCA). The massive garage includes workshop space and has a lockable storage area.

West Hobart is a highly coveted suburb, popular with families and professional couples seeking vibrant city fringe living. Within easy walking distance of Hobart's CBD, excellent schools, cafes, Hill Street Grocer, parks and medical amenities, everything a family could want or need is right on the doorstep.

7 Lansdowne Crescent is a rare chance to purchase a large family home in this tightly held locale, acquiring an enviable lifestyle and address and becoming the next custodian of this impressive residence.

- Land Area 2,634.00 square metres
- Building Area: 312.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- 4 car garage
- Ensuite

Offers over \$2,950,000

CONTACT DETAILS

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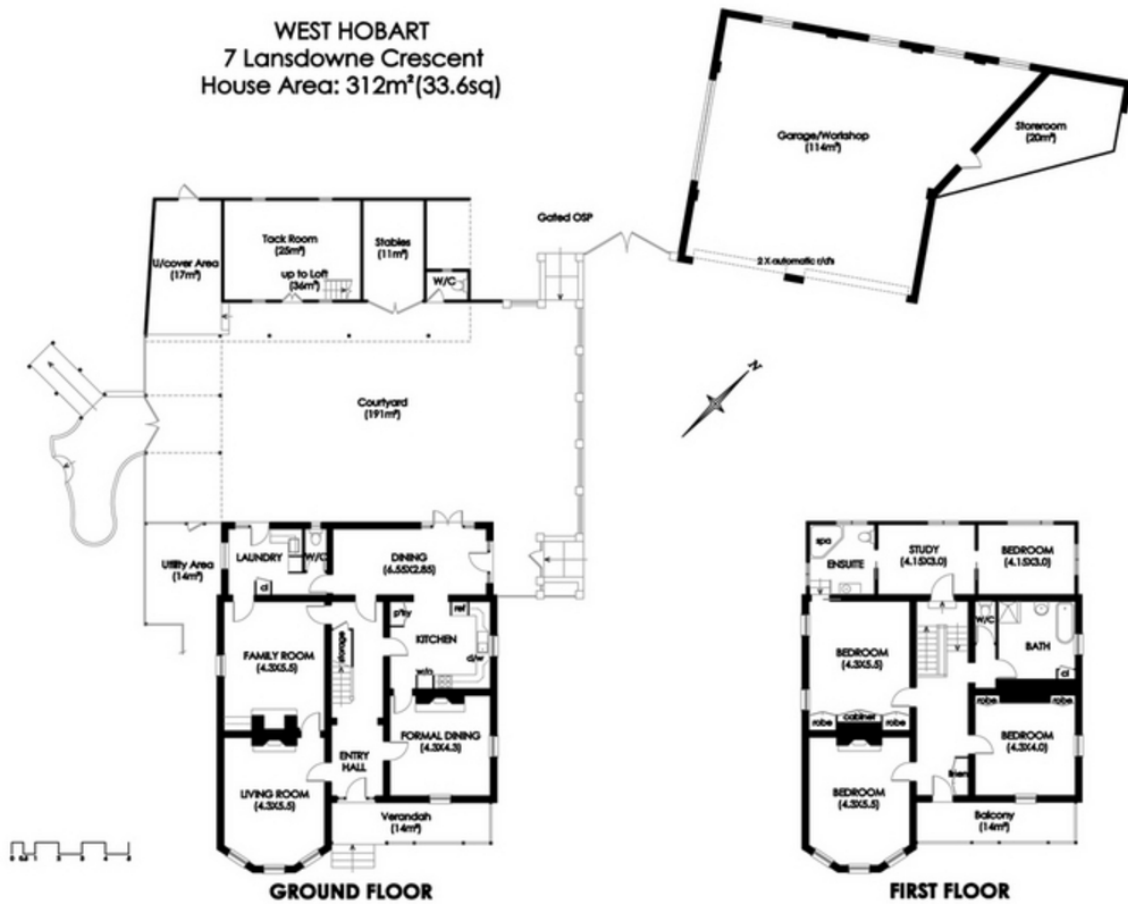








WEST HOBART
7 Lansdowne Crescent
House Area: 312m² (33.6sq)



IMPORTANT: measurements are approximate-Interested parties need to verify