



54 Colville Street, BATTERY POINT, TAS 7004

Endless options with all the Battery Point charm

A landmark property in the heart of historic Battery Point, this unique residence seamlessly blends heritage charm with modern versatility. Offering a rare combination of residential and commercial space or dual occupation in the form of 1 x Studio Apartment and 1 x 2-bedroom Apartment, it presents endless possibilities—whether you're seeking a spacious home, a business location, or a creative studio. Positioned just moments from Hobart's CBD, Salamanca Place, and local attractions, it's an opportunity unlike any other.

TYPE: Sold

INTERNET ID: R24451056

SALE DETAILS

\$1,375,000

* Flexible living & business potential â## Zoned for potential commercial use, this property has a rich history as a gallery, grocery store, and even a post office. With separate power meters, NBN connectivity, and off-street parking, it's well-equipped for continued business use or conversion into a private residence.

* Character & comfort across two levels â## The ground-floor studio includes a fully equipped kitchen, bathroom, and rear storage, with seamless flow into the main residence featuring two spacious bedrooms, underfloor heating, and a well-appointed bathroom.

* Spectacular views & outdoor appeal â## The upper-level living and kitchen area enjoy stunning views of the Derwent River, Tasman Bridge, and Mount Wellington, complemented by a balcony perfect for relaxation. The private yard boasts fruit trees, a lawn for pets and children, and easy access to nearby parks and beaches.

* Unbeatable location & lifestyle â## Just 2km from Hobart's city centre, this tightly held enclave offers walking-distance access to Battery Point's caf s, Salamanca's vibrant precinct, and Sandy Bay's amenities. Schools, the UTAS campus, and waterfront leisure spots are all within easy reach.

This is an exceptional chance to secure a property with both character and functionality in one of Tasmania's most sought-after locations. Contact Rorie today to arrange a private viewing!

- Land Area 330.00 square metres
- Building Area: 194.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2

CONTACT DETAILS

Elders Hobart
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HOBART, TAS
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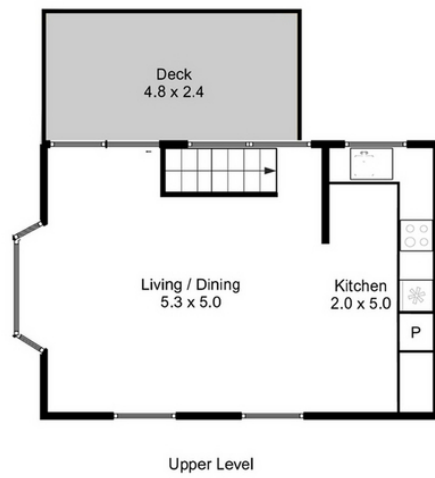
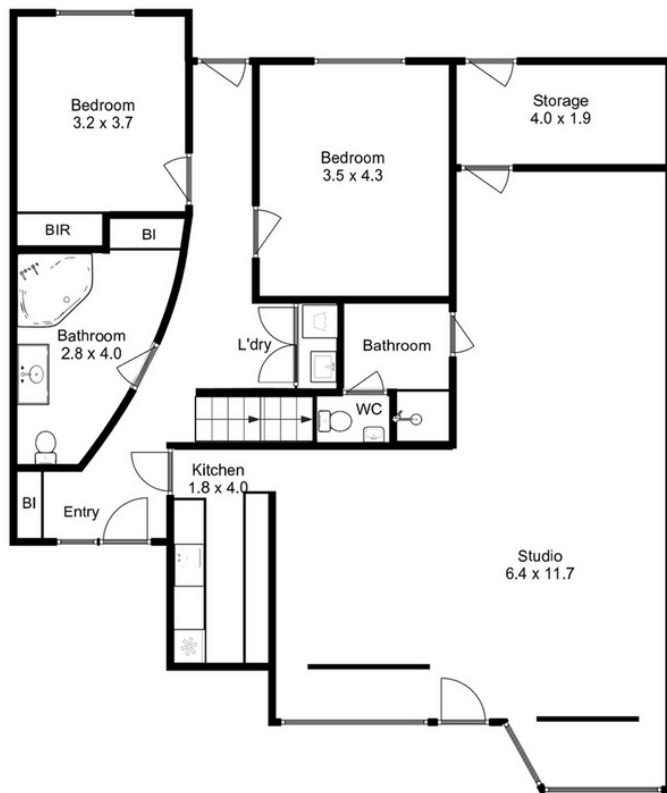
Rorie M Auld
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Total Approx. Floor Area : 194 sqm

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