



25 Fitzroy Place, SANDY BAY, TAS 7005

Elegant family home on Fitzroy

Desirably located on sought after Fitzroy Place, this substantial circa 1915 home built in the Arts and Crafts style seamlessly melds classic original features with sensitively implemented contemporary updates.

A flexible floorplan with multiple living areas set across two levels offers ample accommodation for growing families. The open plan kitchen is modern and

TYPE: For Sale

INTERNET ID: R24541284

SALE DETAILS

Offers over \$2,500,000

well-equipped, and with dining adjacent, forms the heart of the home. French doors and bi-fold doors open onto a paved courtyard to create seamless indoor/outdoor living.

A spacious formal lounge, summer lounge opening onto a second sunny courtyard, and a cosy den provide further flexible living spaces, with a bedroom, bathroom and laundry completing the floorplan on this level.

The original timber staircase to the upper level reveals ample accommodation for larger families, with a primary suite with ensuite, day bed and built-in wardrobes, four bedrooms with ensuite amenities, a further bedroom or studio with private balcony, and a study and sitting room with balcony access.

With high ceilings throughout, beautiful original features remain in situ, including timber panelling, polished hardwood floors, and ornate timber and plasterwork. Gas central ducted heating ensures year-round comfort and gas hot water, a security system, and a capacious attic space add convenience.

Almost every window offers a verdant view, with many windows framing the iconic plane trees of Fitzroy Place. Outside the home is surrounded by easy care grounds, with off street parking available for three vehicles behind remote controlled gates.

The cafes, boutiques, shops, restaurants and galleries of Salamanca and historic Battery Point are just a short stroll away, as is Sandy Bay Village, UTAS and Hobart's CBD. This is an exceptional opportunity to buy into this coveted locale and acquire a lovingly maintained family home, and an enviable lifestyle and address.

- Land Area 566.00 square metres
- Building Area: 340.00 square metres
- Bedrooms: 7
- Bathrooms: 5
- Car Parks: 3
- Ensuite
- Floorboards

CONTACT DETAILS

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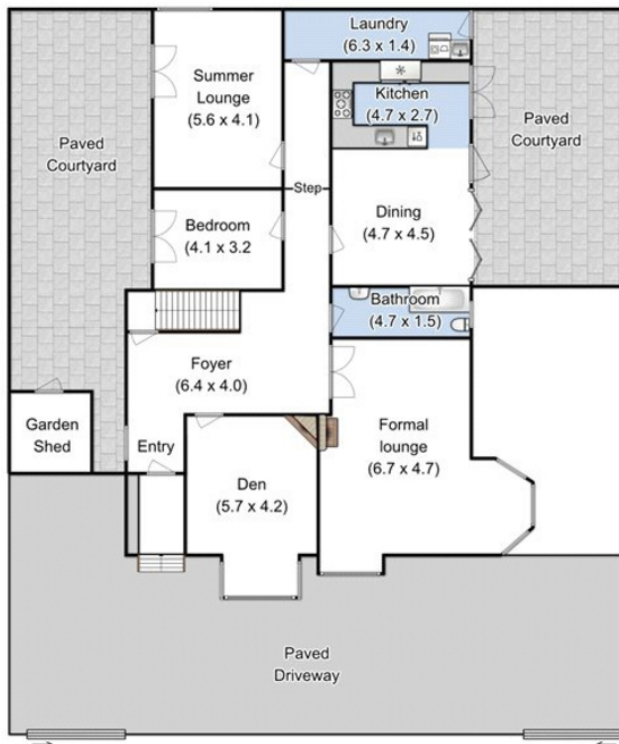




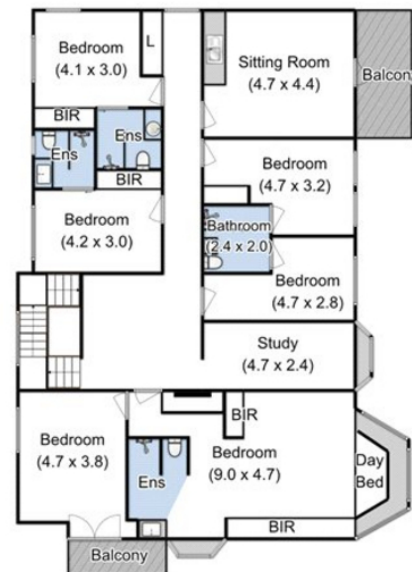




SANDY BAY
25 Fitzroy Place
 House Area : 370sqm (39.8sq)
 Outbuilding Area : 7sqm (0.8sq)



Ground Floor



First Floor

IMPORTANT: measurements are approximate-interested parties need to verify

