



3 Hill Street, WEST HOBART, TAS 7000

Charming colonial cottage with garden studio

Desirably located in ever popular West Hobart, behind the historic facade of this charming cottage is a surprisingly spacious floorplan providing versatile accommodation and private courtyard garden.

The main house accommodates a living room upon entry with a bedroom adjacent. The open plan, contemporary kitchen and dining at the rear opens out onto the back

TYPE: Sold

INTERNET ID: R24546363

SALE DETAILS

Offers over \$695,000

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

garden, and combined laundry and bathroom complete the floorplan.

Adding further flexibility and amenity is a garden studio with sitting room, bathroom and bedroom. Doors open onto a garden path leading to the studio's private courtyard garden at the bottom of the fully fenced yard.

A combination of reverse cycle air conditioning and electric panel heating ensures year-round comfort, and NBN connection and a garden shed add amenity.

Within easy walking distance of local grocers, cafes and restaurants, and Hobart's CBD, this property will appeal to downsizers, young couples and investors alike. Offering vibrant city fringe living in an enviable location, this is the perfect opportunity to buy into West Hobart or add to your investment portfolio.

- Land Area 200.00 square metres
- Building Area: 62.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Floorboards

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

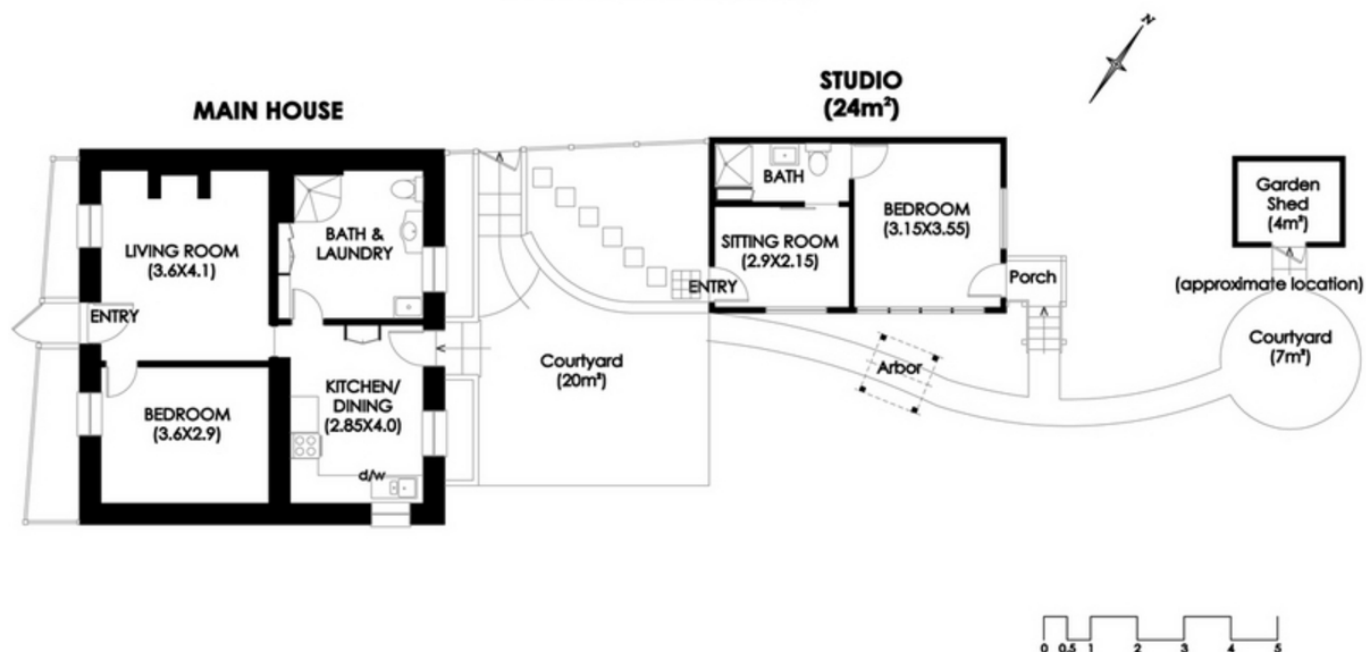
Abi Freeman
0438 291 301







WEST HOBART
3 Hill Street
House Area: 62m² (6.7sq)



IMPORTANT: measurements are approximate-interested parties need to verify