



22A South Street, BATTERY POINT, TAS 7004

Heritage c.1840 Whaler's cottage

On coveted South Street in Battery Point, framed by a distinguished Victorian-era streetscape and Hobart's maritime past, this heritage-listed c.1840 Whaler's cottage pairs early colonial character with effortless, lock-and-leave living.

Set over one light-filled level, this charming cottage offers a cosy lounge with an original mantle and convict-brick fireplace, a sunlit bedroom, and a welcoming eat-in kitchen.

TYPE: For Sale

INTERNET ID: R24749078

SALE DETAILS

Offers over \$795,000

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.

The combined bathroom/laundry features slate flooring, while reverse-cycle heating/cooling keeps things comfortable year-round. Recent upgrades include rewiring and a new boundary fence.

Outside, a private, sun-bathed courtyard invites slow mornings and easy entertaining. The substantial concrete-base shed offers a blank canvas - ideal for a studio or extra storage, with scope for an architect-designed extension (STCA).

Within the village's prized heritage precinct and a short walk to Salamanca Place and the waterfront, 22A South Street puts nearby caf  s, boutiques, Da Angelo Ristorante, and Jackman & McRoss at your doorstep on one of Hobart's most storied streets.

- Land Area 124.00 square metres
- Building Area: 48.00 square metres
- Bedrooms: 1
- Bathrooms: 1

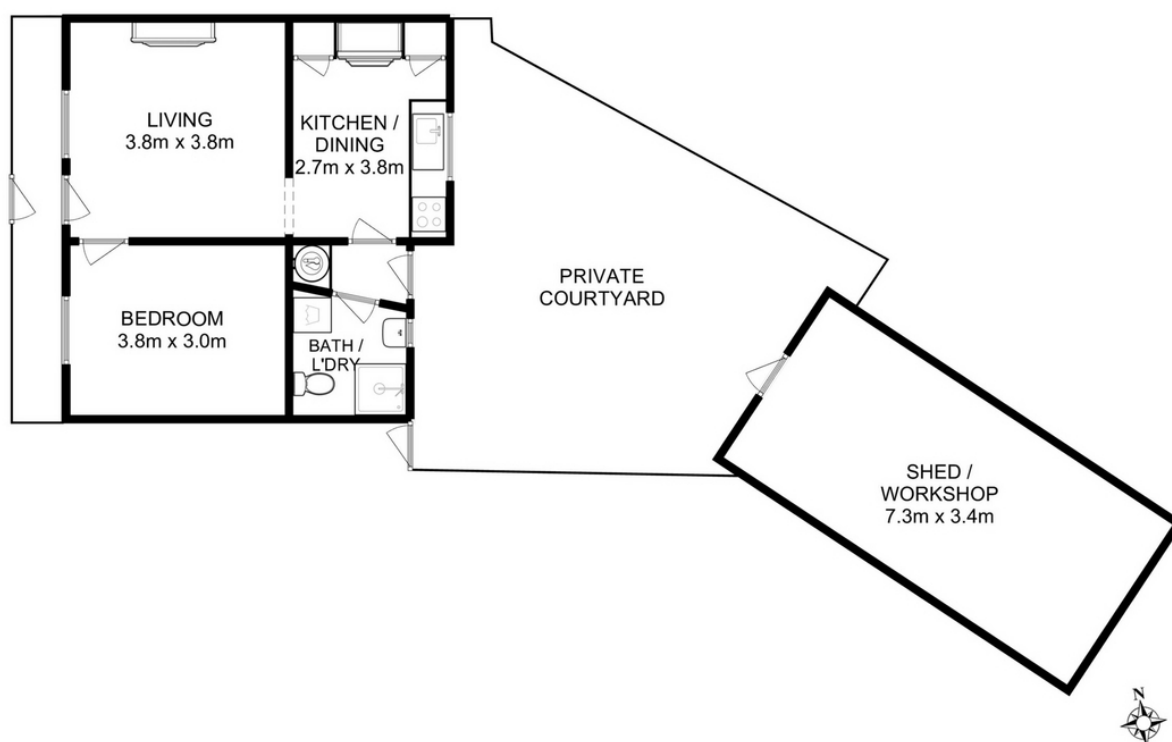
CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Tay Smook
0480 197 558







Total Approx. Floor Area : 48 sqm
Total Approx. Outbuilding Area : 24 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com