

10 Franklin Street, West Hobart, TAS, 7000



House For Sale

Tuesday, 26 November 2024

10 Franklin Street, West Hobart, TAS, 7000

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Character, comfort, and convenience in dream locale

A beautifully restored 1920's character home that seamlessly blends timeless charm with modern sophistication, this stunning north-facing property is nestled in a vibrant locale, and exudes stunning street appeal, with its picture-perfect picket fence and beautifully landscaped grounds.

Exquisite Living Spaces

Step inside to discover an elegant and spacious interior, where lofty ceilings, picture rails, and refurbished floorboards create an irresistible ambiance. A capacious, arched hallway provides access to a generous accommodation hub, including two king-sized bedrooms alongside two additional versatile bedrooms, all equipped with built-in storage. A charming sunroom is annexed off one bedroom, offering the perfect retreat to soak in the morning sun or to relax with a good book.

A Kitchen That Inspires

The heart of the home is the sleek, sophisticated kitchen, featuring striking black cabinetry and state-of-the-art integrated European appliances. The addition of a mini butler's pantry ensures both flair and functionality, whilst the pressed metal splashbacks make an outstanding contrast in finishes. The lovely timber breakfast bar is fantastic for casual meals together, whilst an adjacent living space could be utilised for more formal dining if required.

Lavish Bathrooms

Indulge in the luxury of a resort-style bathroom adorned with a free-standing bath and exquisite French windows, whilst a spacious walk-in shower and toilet complete the oasis. Not to be overlooked, the luxe, large laundry area provides practical ease with a second shower, toilet, and vanity-ideal for modern living.

Dual Living Versatility

Whether you are hosting a formal gathering or enjoying relaxed family evenings, the flexible dual living spaces cater to every occasion, offering the perfect balance of style and comfort. A formal lounge setting with decorative fireplace can provide a quiet reading sanctuary away from the hustle and bustle, whilst the kitchen adjoining living zone, framed by chic exposed brick walls, is best suited to casual catch ups, TV and chat. A lovely set of French doors connects your living spaces to the outside, making al fresco entertaining a breeze

Outdoor Serenity

Featuring recycled brick pathways and exquisite stacked stone terracing, you can embrace outdoor living within tranquil landscaped grounds, all with minimum maintenance. A powered studio can be utilised as an office, gym or music room, whilst the rear alfresco entertaining area is perfect for memorable summer evenings. There is plenty of storage under the house which is underpinned by gorgeous re-pointed sandstone walls.

Prime Location

Perfectly placed, this home offers unrivalled access to the best of West and North Hobart, with Lochner Park, Hill Street Grocer, North Hobart Cafe strip and Lansdowne Primary School all within a 13-minute walk. Franklin Street is a very quiet, no through road, highly regarded within the West Hobart community.

Come and experience the unmatched blend of elegance and convenience at 10 Franklin Street. Contact us today to arrange a private viewing of this stunning property.

- Renovated 1920's character, north facing, stunning street appeal

- Sleek, sophisticated kitchen, Integrated appliances, butlers pantry
- Resort style luxury bathroom, free standing bath, walk in shower
- Flexible, dual living spaces, French windows, high ceilings
- Landscaped grounds, powered studio, al fresco entertaining
- Luxe, large laundry, second shower, vanity and toilet
- Walk to everything, Hobart CBD - 8 minute drive

Council Rates: \$3,400 (Approx p.a.)

Water Rates: \$1,000 (Approx p.a.)

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.