

# 12 St Georges Terrace, Battery Point, TAS, 7004

PETERSWALD  
for property

## House For Sale

Monday, 28 October 2024

12 St Georges Terrace, Battery Point, TAS, 7004

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



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## **Expansive 1890s Battery Point home with sweeping views**

Occupying a coveted position within iconic St Georges Terrace, this wonderful 1890s home boasts exquisite period style, abundant living and sweeping views across the River Derwent, Mount Wellington and beyond.

The renovated property offers far more accommodation than you might think at first glance and showcases the stunning hallmarks of the late Victorian era which are now blended seamlessly with contemporary comfort befitting a modern, city fringe lifestyle.

Hand made brick, soaring high ceilings, and original timber accents live in harmony with modern convenience, creating a warm and inviting ambiance throughout.

Year-round comfort is assured with a combination of wood and gas heating, reverse-cycle air, and electric panels across each level and within most rooms, along with the all-day sunshine that floods the residence.

The entrance level features multiple living spaces, with two lounge rooms, and dedicated family dining. The lower-ground floor contains additional living space, along with a studio gym.

The kitchen, within close proximity of the dining area, contains quality appliances, including a dishwasher, five-burner gas cooktop, rangehood and oven, and plenty of storage.

Expansive accommodation comprises six generous bedrooms, across each of the three light-filled levels. Three of the bedrooms contain built-in wardrobes and original fireplaces, and two come complete with en-suites.

Three renovated bathrooms service the home, each with showers, vanities and toilets and a bath on the lower-level.

Encased by extensive hedging and established cottage gardens, a secluded sanctuary awaits for fabulous outdoor entertaining within the rear courtyard. In addition, a sun-soaked timber deck extends from one of the entrance level living rooms, along with the front, sheltered veranda overlooking the leafy street.

A rarity for its location, off-street parking is provided on the property, and there's a second access from neighbouring Colville Street. Abundant storage space is available throughout, including a large storeroom with workshop on the lower-ground level.

Encompassing expansive living across three generous levels, this residence of high-quality and distinguishing elegance bathes in sunshine and sophistication. Superb Battery Point views, charming street appeal, and an enviable location combine to offer a lifestyle filled with comfort and convenience.