

# 12 View Street, Sandy Bay, Tas 7005

McGrath

## House For Sale

Wednesday, 8 January 2025

12 View Street, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 868 m<sup>2</sup>

Type: House



Sylvia Nielsen  
0455327560

## Offers \$1,095,000+

Experience the beauty and charm of Federation architecture in this well-loved family home, located at 12 View St, Sandy Bay. Set on a sunny, north facing 868m<sup>2</sup> block, with all the classic heritage features we love of the Federation era in original condition for the new owners to enjoy! The double brick, the stained glass, the bay window, picture rails, decorative timber fretwork, ornate fire surrounds, high ceilings throughout the spacious home, all on one level. Under the carpet lies solid Tasmanian Oak floorboards. It is a rare and unique opportunity to buy a character house with all these features in such a convenient location, within easy walking distance of Hobart and the waterfront.-Spacious four-bedroom home with large living and sunrooms-Practical floorplan with central kitchen and separate dining room- One bathroom, plus large separate laundry with potential as second bathroom- 5 Reverse cycle air-conditioners + two woodfire heaters- Large private cottage style gardens- Well established fruit trees and conifers, 50+ rose bushes- 16 Solar panels and inverter system- Neighbouring UTAS, and stone's throw to a selection of good schools- Walk to Hill Street Grocer, Magnet Court and services