

**15 Mercer Street, New Town, TAS, 7008**



**House For Sale**

Tuesday, 26 November 2024

15 Mercer Street, New Town, TAS, 7008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ben Vance

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## Character, Charm, and Convenience

Step into the timeless elegance of 15 Mercer Street, a 1914-built home nestled in one of New Town's most picturesque, tree-lined streets. Offering a harmonious blend of classic charm and modern practicality, this property is perfect for families or those seeking a home rich in character and comfort.

From the moment you enter, you're greeted by a stunning entrance hall, complete with high ceilings and a staircase that ascends to the upper level. Generous proportions define every room, creating a sense of openness and light throughout.

The expansive living room is a standout feature, boasting a beautiful bay window overlooking the lush front gardens, a perfect setting for relaxed family gatherings.

The galley kitchen is both stylish and functional, featuring a Belling gas cooker, walk-in pantry, and direct access to the separate dining area-ideal for entertaining or cosy family meals.

The master bedroom is a true retreat, enjoying a sunny northerly aspect, walk-in robes, and a private ensuite. The two additional bedrooms are equally spacious, with versatile options for a study nook or extra storage. A family bathroom downstairs, along with a convenient powder room off the staircase, ensures practicality for busy households.

### Additional Features:

- Recently refreshed exterior, including updates to the roof, fascia, shingles, and high-set windows.
- Separate laundry and under-house storage for added convenience.
- Off-street parking for two vehicles.
- Ducted gas heating system

Enjoy the tranquillity of a quiet street while remaining connected to the best of New Town. The nearby city-bound walking and biking trail offers easy commuting and leisure activities, whilst you can connect through to the beautiful Mona Museum in the other direction. Local cafes, eateries, and shopping options are just moments away, adding to the unbeatable lifestyle on offer.

With its rich history, beautifully preserved character features, and enviable location, 15 Mercer Street is more than a house-it's a home to treasure.

Don't miss your chance to experience this captivating property. Contact Ben Vance to discuss any questions that you have and to arrange your private inspection.

Approximate council rates \$ 2600 per annum

Approximate water rates \$ 1200 per annum

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