

19 Cromwell Street, Battery Point, TAS, 7004



House For Sale

Saturday, 16 November 2024

19 Cromwell Street, Battery Point, TAS, 7004

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Steve Yannarakis

ENORMOUS LAND HOLDING, TWO TITLES, LARGE SOLIDLY BUILT RESIDENCE, ALL WITH LIMITLESS DEVELOPMENT AND LIFESTYLE POTENTIAL IN A PREMIER POSITION

"Iluka" is one of Battery Point's largest properties and is being offered to market for the first time since 1952.

Occupying an enormous gently sloping corner site totalling 1066m² over two highly coveted titles, this brilliant land holding is bathed in all day sun and provides the new purchaser a plethora of lifestyle and development opportunities within a first class address.

The land is currently improved by a substantial single level double brick Federation era residence offering spacious interiors and a highly desirable near northerly rear orientation. The home is of double brick construction features hardwood flooring, high ornate ceilings, beautiful fire-places and offers four large double bedrooms, formal dining room, formal lounge/family room, eat-in kitchen with walk in pantry, bathroom, spacious laundry and two north facing sunrooms overlooking an expansive established garden, whose centrepiece is a beautiful mulberry tree.

In addition to the main house, there is an abundance of workspace and a substantial brick lock up garage with lofty ceiling.

Rich rewards await those with energy and vision to take this property to its rightful next level.

The property is brilliantly positioned, a short stroll away to Hampden Road village shops, cafes, restaurants and Shipwright Arms Hotel, all within one of Australia's most popular historical inner suburban settings on the edge of Hobart city centre and its vibrant waterfront.

These intergenerational opportunities rarely present themselves to market. The property should be seriously considered by those wanting to develop a substantial and stately residential compound or developers-investors wishing to explore the concept of developing a further dwelling, subject to the usual statutory approvals.

Outgoings (approx):

Council rates: \$7,872 p.a.

TasWater (fixed charges): \$1,148 p.a.