

218 Warwick St, West Hobart, TAS, 7000

PETERSWALD
for property

House For Sale

Tuesday, 26 November 2024

218 Warwick St, West Hobart, TAS, 7000

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Federation gem in the heart of West Hobart

Set in a tree-lined street, in the heart of West Hobart, this charming federation home is filled with character, retaining many original features. The traditional layout welcomes you from the front verandah to a central hallway with high ceilings, polished floorboards, archway and triple cornices.

Three bedrooms open off the hallway, one with an ensuite and another featuring a spacious bay window and fireplace. This room would also make a beautiful sitting room, capturing afternoon sun. The family bathroom is also located off the central hallway, with large spa bath, separate shower, vanity and toilet and a deep European laundry with additional storage.

Through to the open plan kitchen, living and dining that flows through two sets of French doors to the enclosed private gardens at the rear of the house. A large alfresco area with cafe blinds and heat strip overhead provides an extension of the living room and perfect place to entertain family and friends.

There is a large paved area for low maintenance living, stepping up to a small lawned area and into the double garage/workshop with polished concrete floors, laundry sink and power throughout as well as glass sliding doors to the garden, this is a versatile space that could be utilised as a studio, rumpus or home office. Additional off-street parking and secure electric gates complete the backyard.

Being located on the corner of Blackwood street, the garage is accessed from the back of the block and the front features a traditional picket fence and garden. Just a short walk to the much adored Train Park, lovely cafes on Lansdowne Cres and Hill Street and close to Lansdowne Crescent Primary School, this home is situated in a prime West Hobart locale.

The CBD is in easy walking distance as well as great access to Knocklofty Bush Reserve on the West Hobart skyline, Hill Street Grocer, public transport and amenities.

Year Built: 1900

House Size: 117 sqm approx

Land Size: 374 sqm approx

Rates: \$3,280 per annum approx

Water rates: \$1,000 per annum approx

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