

6 Union Street, West Hobart, TAS, 7000

PETERSWALD
for property

House For Sale

Saturday, 16 November 2024

6 Union Street, West Hobart, TAS, 7000

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Type: House

Filled with character & opportunity!

Set on the city fringe, in a tightly held enclave of West Hobart, this substantial property is filled with character and presents a range of opportunities for purchasers.

Set over two separate floors, the beautiful original staircase is in place and this property would convert easily into a grand family home. High ceilings, mantel pieces, expansive views and a pretty private garden all add to the appeal.

The upper level enters from Union St and features three queen sized bedrooms with fire places off the central hallway as well as a large light-filled living room with a cosy gas fireplace. Through to the open plan kitchen and dining area with views across the city skyline incorporating both St Mary's Cathedral and Holy Trinity Church in North Hobart as well as the River Derwent and city.

On the top floor there is a renovated family bathroom and laundry. The dining area leads to a generous terrace also with spectacular views and sunshine, perfect for alfresco dining.

The lower level currently has a separate access and parking and is completely self-contained with two large bedrooms, spacious lounge with heat pump and an eat-in kitchen/dining area. The newly renovated bathroom features a walk-in shower and under tile heating for added luxury. Outside there is a large decked area, tucked away privately within the peaceful established gardens.

The floor plan is flexible to accommodate up to 6 bedrooms, two living areas and two bathrooms or maintain the upper level for yourself and rent the lower level. There is a short stay accommodation permit in place and the property proves popular with visitors, enjoying the scale, peaceful location and easy proximity to the city, waterfront and all amenities of West Hobart.

Complimented by a garage, workshop and storage areas as well as off street parking for 5 cars, a complete rarity in this location. The large productive gardens are an urban sanctuary containing established fruit trees, ornamentals, herbs and vegetables... there is even a hen house! This land size is a luxury for a city fringe property and the garden allows room to develop or extend the property, add a pool or separate dwelling (STCA).

There are multiple opportunities available here, you can live and enjoy the entire home and garden, generate income from part or all or it, or utilise the approved development application to separate to two titles.

House size: 288sqm

Land size: 1047sqm

Rates: \$7,900 per annum approx

Water rates: \$1,000 per annum approx

Zoning: Inner residential

Options to buy:

- House and all land in one title (1047 sqm)
- House with part of land (approx 550sqm)
- Separate vacant land (approx 500sqm)

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