

# 81 Carlton Street, New Town, Tas 7008

PETERSWALD  
for property

## House For Sale

Tuesday, 7 January 2025

81 Carlton Street, New Town, Tas 7008

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 350 m2

Type: House



Bec Owens  
0362247090



Mahalia Triffitt  
0362247090

## **\$1,050,000+ price range**

This beautifully renovated character-filled home blends timeless charm with modern living in one of Hobart's most sought-after suburbs. Offering four generously sized bedrooms and two stylish bathrooms, this property is perfect for families or those seeking a spacious and comfortable home with all the conveniences of contemporary design. With level access, the traditional entry hall features high ceilings and polished Tasmanian Oak flooring, leading to each of the bedrooms and through to the modern extension beyond. Two beautifully styled children's bedrooms, a master with stunning ensuite and the fourth bedroom currently utilised as a sitting room with built-in joinery complimenting the bay window and fireplace. The family bathroom and separate laundry are built in complimentary styling to the ensuite with timber highlights, abundant storage, white subway tiling and quality fixtures giving a cohesive flow throughout the property. The transition from the old to new is marked with a granite step down into the open-plan living, kitchen and dining area that flows seamlessly to the entertainers deck and garden beyond. Filled with light from expansive windows framing the garden view beyond combined with clever use of skylights, the lounge is spacious yet homely. At the heart of the home, the kitchen is a standout combining black cabinetry with striking marble bench tops, quality appliances and a large island bench, perfect for entertaining. The considered design of the kitchen compliments the home's character, creating a harmonious balance between old and new. The dining area nestles perfectly into the space with a large window seat providing storage below and room to seat the whole family in comfort. Designed to provide the perfect space for entertaining and daily family life, the living area extends to the outdoors beyond. A covered entertaining deck with pergola roof flows to the flat lawn area, perfect for children or pets to enjoy. Fully-fenced with a watering system in place along with two garden sheds, the outdoor areas are perfectly presented and ready to enjoy. Enjoy a view to the mountain from the back yard or front verandah, with a pretty outlook onto tree-lined Carlton Street. Original features such as polished timber floors, high ceilings, and decorative fireplaces add to the home's warmth and charm, while the thoughtful renovations ensure comfort and practicality. Set in a great central location, this property is just moments from local shops, cafes, schools, and public transport, making it incredibly convenient for everyday living. With a combination of character, modern updates, and a fantastic location, this exceptional home that is sure to impress. - Fully painted inside and outside - New acra-tex roof - Gas hot water - Original windows restored by seal-a-sash, new windows double glazed - Low allergy hydronic heating throughout and air-conditioning in living room - Attic storage + two garden sheds - Smart lighting, security and smoke detectors throughout - Right of way driveway access with previous approval for a carport - Fully fenced and gated Year built: 1910 + 2021 House size: 151 sqm Land size: 350 sqm Rates: \$2,850 per annum approx Water rates: \$1,000 per annum approx #findhomewithus