

**9 Romilly St, South Hobart, TAS, 7004**



**House For Sale**

Tuesday, 19 November 2024

9 Romilly St, South Hobart, TAS, 7004

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



Ant Manton

## South Hobart - Snag a Slice of Charm!

Ant's "Fluff-Free" Description...

- \* Looking for a character-filled cottage with a modern twist?
- \* This 1930s weatherboard gem at the end of Davey Street has all the charm of yesteryear and the comforts of today.
- \* It's ready for its next chapter - could that be you?
- \* Original stained glass, picture rails, and stunning polished floorboards bring the home's history to life, while two open fireplaces add warmth and atmosphere for cozy Hobart nights.
- \* Stunning Stanley Waterford wood stove in the kitchen - cook up a storm while keeping the kitchen toasty! Perfect for winter meals that feel right at home in a cottage.
- \* 3 generous bedrooms, or keep one as a formal lounge to show off the home's classic charm to guests. Plenty of options to suit any lifestyle!
- \* Light-filled sunroom off the main bedroom - ideal for morning coffee, reading, or simply enjoying that fresh Tassie air without stepping outside.
- \* Beautifully detailed bathroom featuring a classic clawfoot bath - soak away the day - plus a separate shower for the busy mornings.
- \* Recent updates mean you'll stay comfortable year-round, with fresh underfloor insulation for winter warmth, new wiring for safety and convenience, and a reverse cycle heat pump for cooling in summer and extra heat in winter.
- \* Separate studio or hobby room for all your creative projects, a home office, or a personal gym - whatever suits you best!
- \* Large shed at the rear, already set up as a private retreat or hobby space - the perfect spot for DIY enthusiasts, hobbyists, or just a place to escape and unwind.
- \* Stunning rear garden with established trees and shrubs, perfect for relaxing, entertaining, or pottering around on the weekend - it's a private oasis right at home!
- \* Off-street parking for multiple cars (yes, in South Hobart!) - plenty of space for family and visitors, a rare find in this prime location.
- \* Walking distance to South Hobart's best cafes, shops, and services - grab a coffee, brunch, or even just the essentials with ease!
- \* Close to walking trails and parks, ideal for weekend strolls or getting outdoors.
- \* A quick 5-minute drive to Sandy Bay, the University, and Hobart's CBD - or take a short bus ride or cycle in, saving on petrol and parking fees.
- \* Embrace the South Hobart lifestyle - with a vibrant, community feel and everything from local markets to live music nearby, you're not just buying a house; you're getting a slice of Tassie's finest lifestyle.

Onwards and upwards to your South Hobart character cottage!

"I Work Harder - It's THAT Simple!"