

**91 Salamanca Place, Battery Point, TAS, 7004**



**House For Sale**

Sunday, 3 November 2024

91 Salamanca Place, Battery Point, TAS, 7004

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Architecturally unique, luxurious home**

Historic and iconic, 91 Salamanca Place comprises a three-level luxury home designed by Brian Wyatt, and the ground floor is zoned as 'Mixed Use' under the Sullivans Cove Planning Scheme, currently leased as gallery and retail space. This is an extremely rare opportunity to acquire a high quality, freestanding building with presence and street appeal, in the heart of Salamanca.

Built in 1962 originally part of the silos and converted to residential living, high ceilings and extensive glazing throughout frames the many aspects of the home including kunanyi/Mount Wellington and harbour views, the Salamanca strip and verdant greenery, the home is bathed in natural light and a quiet and private retreat offering ease of access to the many boutiques, restaurants, cafes, galleries and bars on the doorstep of Salamanca.

Expansive open plan living on the second floor is versatile, with a contemporary kitchen nestled unobtrusively between the living room and dining room. With quality appliances including a Gaggenau cooktop and Miele in-built coffee machine, and a butler's pantry, the home is well-equipped for hosting large groups of family and friends. A powder room, laundry, workshop area and utility/storage complete the floorplan on this level.

The private primary suite is located on the first floor, concrete walls divide the separate shower with adjacent powder room from the bath room and walk-in wardrobe. The second bedroom also has an ensuite bathroom and walk-in wardrobe and flexible office space, which has potential to be utilised as a fourth bedroom.

A third bedroom with an ensuite bathroom and walk-in wardrobe takes the entire top floor, flowing seamlessly onto the rooftop terrace with retractable awnings.

Hydronic heating, ceiling heating, DAS alarm system, LED lights and two car spaces all enhance the amenity of the home. A private commercial lift services all three floors.

The tenancy on the ground floor has a commercial kitchen and two powder rooms.

Impressive in every way, the metamorphosis of this building has delivered on function, style and exquisite taste in equal measure, finished to an impeccable standard throughout with a timeless interior. Combined with an additional income stream from the ground floor tenancy, and the building's unsurpassed location, this is an exceptional opportunity to acquire a truly remarkable piece of real estate and substantial holding in a highly coveted locale.