



Leased

# 181 Goulburn Street, West Hobart TAS



## **SPACIOUS PERIOD HOME FABULOUS LOCATION**

Perfectly positioned within moments to the heart of the city, this classic 1920's home has been tastefully updated and boasts spacious living with period detail throughout encompassing lead light windows, timber features and high ceilings to create an ideal base for busy families and professionals.

Offering a separate formal living room and light filled open kitchen/dining with elegant French doors leading out to terraced backyard and undercover pergola it provides the perfect context for relaxed entertaining.

Additionally there is a second living room and three bedrooms (two with built-in robes). The bathroom is neatly presented and the front verandah provides a great space to relax and unwind at the day's end.

The gourmet kitchen and dining boasts Tasmanian oak cabinetry and the light filled open kitchen/dining has beautiful French doors leading out to terraced backyard and undercover pergola that provides the perfect space for evening entertaining or morning coffee.

- > Three generously sized bedrooms - two with built in robes.
- > Bathroom features over bath shower, heated towel rack and tiled floor.
- > Laundry room features second toilet/powder room.
- > Additional family room/4th bedroom.
- > Polished wooden floors though out
- > Beautiful wooden features - architraves and skirting boards.
- > Block out blinds
- > Heat pump for heating and cooling
- > 3 wall panel heaters though out the house.
- > Off street parking for one car
- > Ceramic cooktop Bosch
- > AEC oven
- > Bosch dishwasher
- > Large built in wardrobes for hanging clothes and storage.
- > NBN Internet - Fibre to the home
- > Please note property is unfurnished

West Hobart is the creative hub of Hobart where you will find great cafés and restaurants nearby. A short stroll into the city will find you super close to the city's art precinct, shopping, galleries and the waterfront. For walkers, the house is close to trails in the beautiful Knocklofty Reserve and the Hobart Rivulet Linear Reserve.

Contact agent for further information regarding open for inspection times. Open for inspection times are subject to change. Photo ID must be shown upon entry

<b>Contract type</b>	Lease
<b>Property Type</b>	House, Residential
<b>Price</b>	\$680 Weekly
<b>Katherine Dean Owner Principal</b>	0437 254 462