

300 Murray Street, North Hobart

## Welcome to Raincliffe

Step into a piece of North Hobart history with this beautifully maintained two-storey brick home, originally built in 1920 and thoughtfully updated for contemporary living. The classic facade hints at the character within, where period charm and practical modern features combine to create a truly inviting residence.

Featuring 3–4 bedrooms and two bathrooms, this home offers flexibility for families, professionals, or those seeking extra space for a home office or guest room. The layout effortlessly balances privacy and shared living, with well-proportioned rooms filled with natural light.

The heart of the home is the updated kitchen – complete with a premium Smeg induction cooktop, perfectly positioned for both everyday meals and entertaining. Adjacent living spaces flow easily, ideal for relaxed gatherings or quiet evenings at home.

Comfort is assured year-round with ducted electric heating and air conditioning, providing personalised climate control throughout the seasons. Sustainability and energy efficiency are front of mind, with 12 solar panels helping reduce energy costs and environmental impact.

A private courtyard offers a peaceful outdoor retreat – perfect

4 2 1

### FOR SALE

\$1.1M Price Range

### VIEW

Sat 21st Feb @ 10:30AM - 11:00AM

### AGENTS

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### AGENCY

LJ Hooker Pinnacle Property  
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for alfresco dining, gardening, or simply soaking up the sunshine. For car owners and storage needs, a secure garage provides peace of mind and convenience right at your doorstep.

Positioned in one of Hobart's most sought-after neighbourhoods, this property is just moments from vibrant caf&acute; culture, boutique shopping, parks, and excellent schools — an outstanding opportunity to enjoy the best of city fringe living.

#### Key Features

- Classic 1920 brick construction with enduring character
- 3&ndash;4 spacious bedrooms, 2 well-appointed bathrooms
- Premium Smeg induction stove in modern kitchen
- Ducted electric heating & air conditioning throughout downstairs
- 12 solar panels for sustainable living
- Private courtyard perfect for outdoor living
- Secure garage with ample storage

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

#### MORE DETAILS

Property ID	JAJ1F
Property Type	House
House Size	183 m <sup>2</sup>
Land Area	196 m <sup>2</sup>
Including	Ducted Cooling Ducted Heating Toilets (1) Alarm Fire Place Courtyard Outdoor Entertaining Fully Fenced Remote Garage Solar Panels



#### Phil Ayers 0407 868 345

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#### Ben Ayers 0417 518 608

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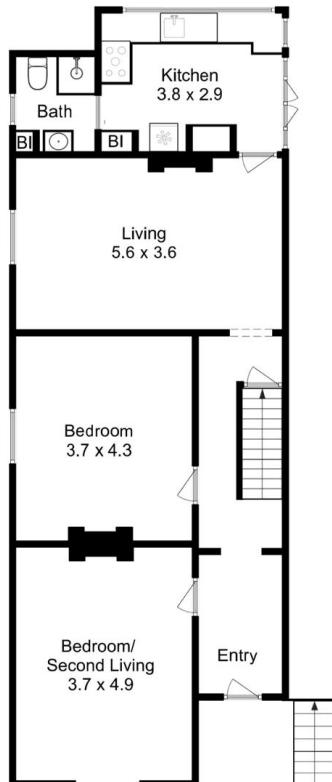
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**LOWER LEVEL**



**MIDDLE LEVEL**



**UPPER LEVEL**

This floor plan is for marketing purposes only and is to be used as a guide.