






94 Burnett Street, North Hobart

North Hobart - 130 Years Old and Aging Better Than Most of Us

Ant's "Fluff-Free" Description

- Circa 1895 heritage cottage in the tightly-held North Hobart heritage precinct - three bedrooms, one bathroom, plus a separate outdoor toilet
- Freestanding home of timber cladding construction under a metal roof, sitting on a 492 sqm block
- Likely kitchen extension added in the 1980s, giving you period character up front with practical living out back
- Covered courtyard and a brand-new (2026) outdoor deck - two distinct outdoor zones for entertaining, morning coffee or just doing nothing in the sun
- Lockable garden shed plus two additional sheds added in 2026 - one currently running as a community bike clinic (keep it, repurpose it, the choice is yours)

3  1  0 

FOR SALE

Offers over \$875,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Kitchen herb garden for the cooks
- Wood heater for those Hobart winters - cosy, characterful and included in the sale
- Connected to mains gas, water, sewer and power, with NBN for the work-from-home crowd
- Recent peace-of-mind works: outdoor toilet plumbing repaired (late 2025), full lighting rewire replacing old cotton cabling with new circuits, switches and batten holders (August 2025), roof rust inhibitor applied and chimneys painted (May 2026)
- Heritage Precinct zoning (HOB-C6.2.30 under the Tasmanian Planning Scheme) - protecting the character of the street you're buying into
- No off-street parking, but council permits unrestricted parking in the three spaces directly out front for residents of 92, 94 and 96 Burnett

Who's it for: first home buyers chasing character without a renovation project, downsizers who want lock-up-and-leave in the heart of the action, professionals who'd rather walk to dinner than drive, and anyone who's ever romanticised North Hobart cottage life

Walk to the restaurants, the cafes, the galleries, the lot. This is North Hobart living with the work already done.

To truly appreciate it, you need to stand in it - so CALL NOW to arrange an Inspection!

Onwards and upwards to your North Hobart cottage charmer!

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

NB: The Photos and Video have been digitally enhanced to make this cute cottage even cuter...

Disclaimer: 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 T6J1F
Property Type House
House Size 78 m2
Land Area 492 m2
Including Toilets (2)
Fire Place
Courtyard
Balcony
Deck
Outdoor Entertaining
Floorboards
Fully Fenced

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

Zac Flanagan 0466 685 937

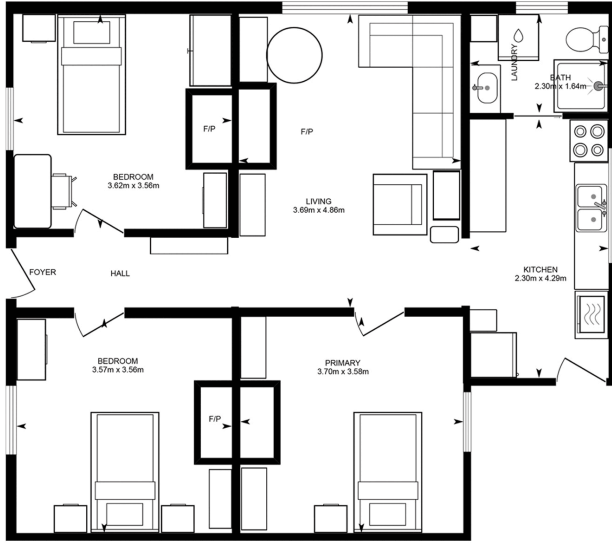
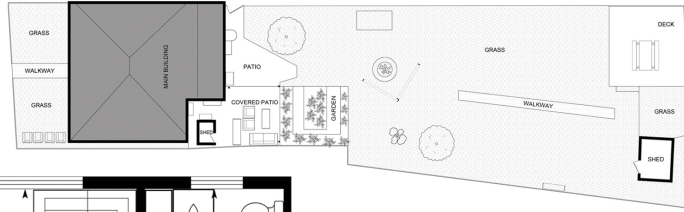
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

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House area: 78 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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