

12 Osborne Street, Sandy Bay

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A Timeless 1940s Beauty in the Heart of Sandy Bay

Tucked quietly behind its charming red brick facade, 12 Osborne Street has been part of Sandy Bay's story since the 1940s. From the moment you arrive, the original brickwork and sweet little porthole window hint at the character and warmth you'll find inside.

Set on a generous 683m² block, the home is currently arranged as two self-contained apartments, each with two bedrooms, a bathroom, and its own kitchen. This flexible design opens the door to many possibilities – live upstairs and enjoy the leafy outlook while the downstairs continues to bring in income, invite family to share the home while still enjoying your own space, or simply sit back and lease both levels.

At present, the ground floor is happily tenanted at \$500 per week with the lease in place until December 2025, while the upper level has recently become vacant and is ready to be enjoyed, or leased at an appraised \$500–\$520 per week.

Practical touches include two separate laundries, a freestanding double garage, and a garden shed for tools or hobbies. Beyond the boundary, the Sandy Bay Rivulet meanders gently by, offering a

FOR SALE

Offers Over \$1,250,000

AGENTS

Simon Parsons

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Taya Parsons

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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

natural privacy screen and a soothing backdrop to daily life.

And then, there's the location! wander just a few steps to cafes, restaurants, and boutique shops in the village, stroll under ten minutes to Salamanca's famous waterfront, or take a leisurely walk into the Hobart CBD in under fifteen minutes.

- Rates are approximately \$4,448 PA

12 Osborne Street is more than just a home. It's a piece of history with character in every brick, an address that offers both opportunity and lifestyle, and a place where its next chapter is waiting to be written.

Contact Simon or Taya today to arrange your inspection and see the charm of this Sandy Bay treasure for yourself.

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	9UJ1F
Property Type	House
House Size	222 m2
Land Area	683 m2

Simon Parsons 0438 296 830

Owner | Managing Director | sparsons@ljhookerpinnacle.com

Taya Parsons 0424 143 648

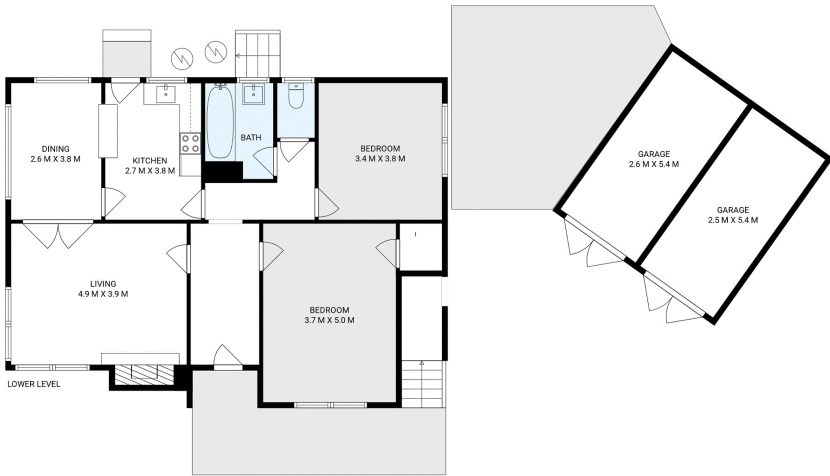
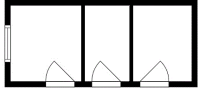
Owner | Business Coordinator | tparsons@ljhookerpinnacle.com

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House area: 208 sqm

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

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