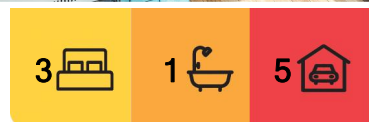


South Hobart, 9 Romilly Street

South Hobart - Snag a Slice of Charm!

Ant's "Fluff-Free" Description...

- * Looking for a character-filled cottage with a modern twist?
- * This 1930s weatherboard gem at the end of Davey Street has all the charm of yesteryear and the comforts of today.
- * It's ready for its next chapter - could that be you?
- * Original stained glass, picture rails, and stunning polished floorboards bring the home's history to life, while two open fireplaces add warmth and atmosphere for cozy Hobart nights.
- * Stunning Stanley Waterford wood stove in the kitchen - cook up a storm while keeping



For Sale
Offers over \$775,000

View
ljhooker.com.au/5X2DFCS

Contact
Ant Manton
0408 621 856
antmanton@ljhookerpinnacle.com
Zac Flanagan
0466 685 937
zflanagan@ljhookerpinnacle.com



Disclaimer: 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.

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the kitchen toasty! Perfect for winter meals that feel right at home in a cottage.

- * 3 generous bedrooms, or keep one as a formal lounge to show off the home's classic charm to guests. Plenty of options to suit any lifestyle!
- * Light-filled sunroom off the main bedroom - ideal for morning coffee, reading, or simply enjoying that fresh Tassie air without stepping outside.
- * Beautifully detailed bathroom featuring a classic clawfoot bath - soak away the day - plus a separate shower for the busy mornings.
- * Recent updates mean you'll stay comfortable year-round, with fresh underfloor insulation for winter warmth, new wiring for safety and convenience, and a reverse cycle heat pump for cooling in summer and extra heat in winter.
- * Separate studio or hobby room for all your creative projects, a home office, or a personal gym - whatever suits you best!
- * Large shed at the rear, already set up as a private retreat or hobby space - the perfect spot for DIY enthusiasts, hobbyists, or just a place to escape and unwind.
- * Stunning rear garden with established trees and shrubs, perfect for relaxing, entertaining, or pottering around on the weekend - it's a private oasis right at home!
- * Off-street parking for multiple cars (yes, in South Hobart!) - plenty of space for family and visitors, a rare find in this prime location.
- * Walking distance to South Hobart's best cafes, shops, and services - grab a coffee, brunch, or even just the essentials with ease!
- * Close to walking trails and parks, ideal for weekend strolls or getting outdoors.
- * A quick 5-minute drive to Sandy Bay, the University, and Hobart's CBD - or take a short bus ride or cycle in, saving on petrol and parking fees.
- * Embrace the South Hobart lifestyle - with a vibrant, community feel and everything from local markets to live music nearby, you're not just buying a house; you're getting a slice of Tassie's finest lifestyle.

Onwards and upwards to your South Hobart character cottage!

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



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More About this Property

Property ID	5X2DFCS
Property Type	House
House Size	100 m ²
Land Area	446 m ²
Including	Air Conditioning Toilets (1) Fire Place Courtyard Outdoor Entertaining Floorboards Fully Fenced

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

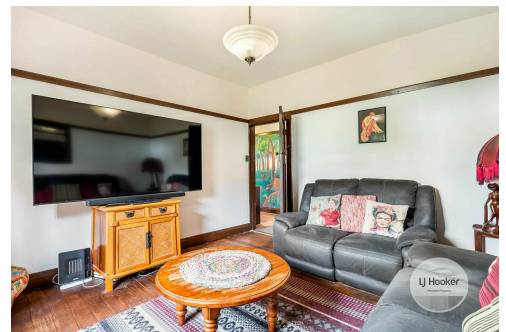
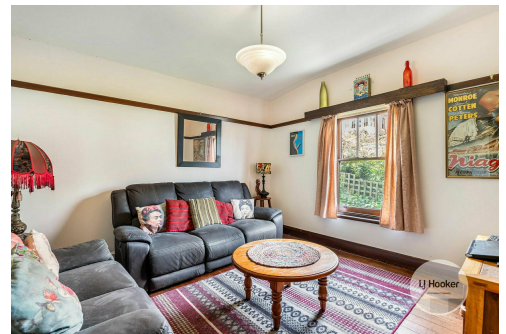
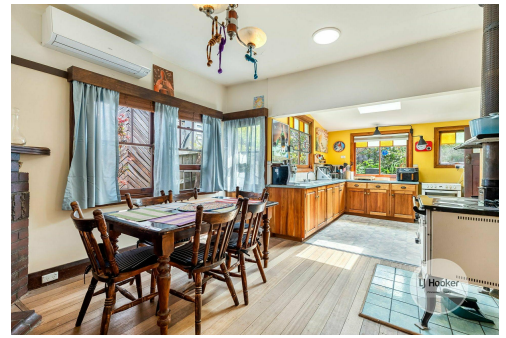
Zac Flanagan 0466 685 937

Operations Manager to Ant Manton | zflanagan@ljhookerpinnacle.com

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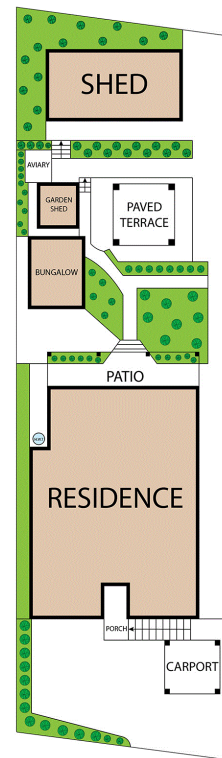
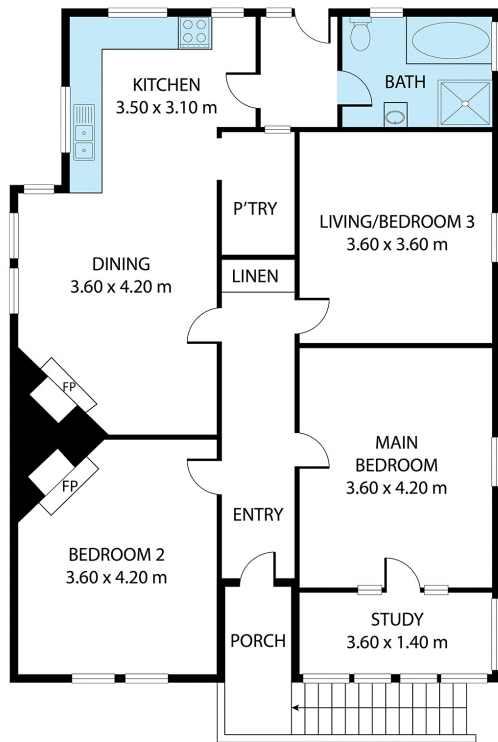
402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhookerpinnacle.com



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(03) 6272 8177

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9 Romilly Street, South Hobart

House area: 104 sqm

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

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