

185 Bathurst Street, West Hobart

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## West Hobart - Lemington Villa Circa 1887...Character, Position, Opportunity

**FOR SALE**

Offers over \$1.145 Million

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Pinnacle Property

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

If you've been waiting for something with real character...not the "we added a barn door and called it character" type...this is it.

Welcome to Lemington Villa, a circa 1887 National Trust-listed home sitting proudly in one of West Hobart's most tightly held pockets.

This is the real deal. High ceilings, ornate detailing, fireplaces, and that unmistakable Victorian presence you simply can't replicate. It's the kind of home that makes modern builds look like they tried their best...and that's about it.

The layout actually works too, which is not always a given with homes of this era.

Downstairs offers multiple living zones, a renovated kitchen with genuine warmth, and a sunroom that soaks up natural light. Step through to a private courtyard that feels more European laneway than

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 **LJ Hooker**

suburban backyard.

Upstairs gives you flexibility. Bedrooms, a study, and a light-filled bathroom with a claw-foot bath that looks like it belongs in a magazine... or at the very least, somewhere you pretend you have your life together.

And then there's the location. Right on the edge of the CBD. Walk to cafes, restaurants, schools, parks, and everything Hobart is known for.

For investors, this is blue-chip territory with long-term upside and strong tenant appeal. For executive couples, it's a lifestyle play with a bit more personality than the usual white-on-white situation.

Properties like this don't come up often. And when they do, they tend to get snapped up by someone who knows exactly what they're looking at.

## Detailed Features

### The Home

- Circa 1887 Victorian residence
- National Trust listed
- Elevated position with city outlook
- Strong street presence with verandah frontage
- Solid timber floors throughout
- High ceilings with ornate roses and period detailing
- Multiple original fireplaces with decorative mantles

### Living and Layout

- Multiple living zones across two levels
- Flexible floorplan suited to owner-occupiers or investors
- Formal and informal living options
- Sunroom capturing natural light and outlook

### Kitchen and Dining

- Renovated kitchen with rustic charm
- Quality lve oven
- Wood fire cooker adding both function and character
- Generous space for everyday living and entertaining

### Accommodation

- Four well-sized bedrooms
- Additional study or work-from-home space
- Suitable for executive couples, families, or shared living

### Bathrooms

- Main bathroom with classic claw-foot bath
- Light-filled and in keeping with the home's character
- Additional bathroom facilities downstairs

### Outdoor Living

- Private courtyard with strong European feel
- Ideal for entertaining or quiet downtime
- Established and low-maintenance

### Location

- Premium West Hobart position
- Walking distance to Hobart CBD
- Close to cafes, restaurants, schools and parks

- Surrounded by other quality heritage homes

#### Investment Appeal

- Blue-chip inner-city location
- Strong tenant demand
- Potential for short-stay or premium rental positioning subject to approvals
- Scarcity value due to heritage status and position

#### Final Hook

If you're chasing something unique, well-positioned, and with a bit of history behind it, Lemington Villa deserves your attention.

If you're chasing something brand new and identical to the next five listing...I can definitely help you with that too, but this probably isn't it.

Onwards and upwards to your West Hobart character charmer!

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

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	REJ1F
Property Type	House
House Size	184 m2
Land Area	217 m2
Including	Ensuite Study Air Conditioning Toilets (3) Fire Place Courtyard Balcony Deck Outdoor Entertaining Floorboards Fully Fenced

**Ant Manton 0408 621 856**

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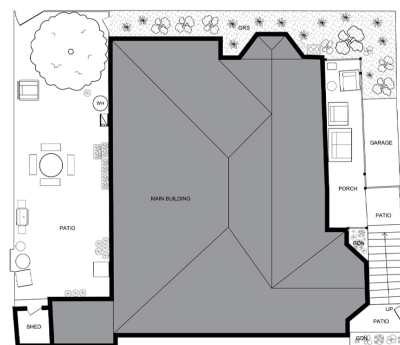
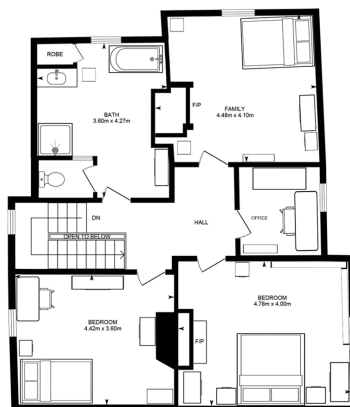
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## 185 Bathurst Street, West Hobart

House area: 184 sqm

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

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