

6 Lower Jordan Hill Road, West Hobart

## West Hobart - 1904 Charm with ALL the Trimmings!

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

Looking for that West Hobart home that's got history, heart and a whole lot of personality?

Welcome to 6 Lower Jordan Hill Road - a character-filled beauty that was built to last, updated to please, and positioned to make life very, very easy.

This one isn't just a house, it's a lifestyle.




Elevated outlooks, leafy gardens, multiple living zones, flexible spaces, and enough fireplaces to host a winter festival.

Add in the outdoor entertaining zones, quiet cul-de-sac vibes and that easy walk to the CBD, and you'll see why homes like this get snapped up before the kettle's even boiled.

Key Features (and there are plenty!)

- Historic soul - built in 1904 and still flaunting its best features: high ceilings, sash windows, honey-hued pine floorboards, picture rails

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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**FOR SALE**

Offers over \$895,000

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 **LJ Hooker**

and fireplaces galore

- Room to move - two enormous upstairs bedrooms, both with raked ceilings and original fireplaces, plus a balcony off the master with views over the Derwent and Mount Wellington
- Flexibility is key - downstairs offers a utility room, workshop or even the potential for a self-contained retreat with its own toilet and garden access
- Study or third bedroom - extra room off the kitchen with balcony views over the landscaped gardens
- Living and dining - light-filled zones with leafy vistas and a classic wood burner in the main living room (because one fireplace clearly wasn't enough!)
- Creature comforts sorted - ducted natural gas heating, extra heat pump, wood burner, four working fireplaces, NBN connected, natural gas already plumbed, updated digital meter box
- Kitchen perks - practical, leafy outlook, dishwasher included, and plenty of scope to add your own flair without breaking the bank
- Bathrooms and loos - three toilets in total plus the main bathroom with great storage, because no one ever complained about having too many loos
- Outdoor lifestyle - terraced and landscaped gardens, veggie beds ready for your tomatoes and zucchinis, outdoor seating, gazebo, BBQ included, and multiple verandahs to follow the sun (or shade)
- Storage galore - basement storage rooms, laundry, small workshop area, side access, and off-street parking for convenience
- All the extras - wall-mounted TVs x2, all blinds and light fittings included, and did I mention the fireplaces?

#### The Site Plan Advantage

- The residence is beautifully positioned with outdoor living zones that maximise privacy and sun. The site plan shows multiple entertaining pockets, established plantings and room to potter - it's low-maintenance yet leafy, giving you the best of both worlds.

#### The Lifestyle

- Location, location, location - just a couple of minutes to North Hobart's restaurant strip and an easy 2.6km stroll to the CBD
- Schooling and convenience - close to local schools, transport, the State Cinema, Hill Street Grocer and Knocklofty Reserve for those weekend walks
- City fringe advantage - all the vibrancy of Hobart at your fingertips, while still tucked away in an amazingly quiet and private enclave

#### Why You'll Love It

- Because homes like this don't come around often. It's got the character, the lifestyle and the flexibility to suit a wide range of buyers. Whether you're a couple wanting a forever home, a family looking for city-fringe convenience, or someone keen to add value down the track, this one ticks the boxes. And then ticks a few you didn't even know you had.

6 Lower Jordan Hill Road, West Hobart - a home with history, heart and heaps of personality.

Snap it up before someone else does, because in West Hobart, the good ones don't hang about.

Onwards and upwards to your West Hobart wonderland!

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

## MORE DETAILS

Property ID	BKJ1F
Property Type	House
House Size	84 m2
Land Area	224 m2
Including	Toilets (3)

**Ant Manton 0408 621 856**

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## 6 Lower Jordan Hill Road, West Hobart

House area: 91 sqm

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

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