



4 Mellifont Street WEST HOBART, TAS



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## Comfortable and charming

Basking in all day sun and located right in the heart of West Hobart, this solid brick abode has maintained the heart of its 1946 vintage.

With a stylish neutral colour palette, beautiful Tas oak flooring throughout the living areas; plus, a Fujitsu reverse cycle air conditioner, new hot water cylinder and NBN already connected - this home was made for classy and comfortable living.

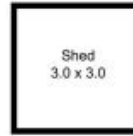
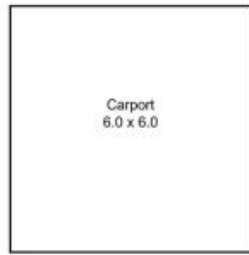
This charming and well-presented home has retained plenty of the original character that makes it special and is situated in one of Hobart's most sought-after locations, with all t

**Council Rates:** \$2,400.00/year (approx)

## Mel Shutt

Property Consultant

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All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com for Ripple.

Approx. floor area : 134 sqm  
Approx. outbuilding area : 45 sqm