



54 Colville Street BATTERY POINT, TAS



An array of possibility

One of the most recognisable properties among Battery Point's charming streetscape, this combined house and retail space presents a fantastic opportunity to anyone looking for a unique and spacious home with the flexibility to operate a business or studio in the same location - all just minutes from Hobart's city centre and popular local attractions.

Downstairs, you will find a generously proportioned studio with a bathroom and fully equipped kitchen. There is ample storage space at the rear, as well as access to a small separate courtyard.

Attracting all day sun and water views, the upstairs lounge and kitchen with ample storage is a private and peaceful area, and the balcony overlooking the glorious Derwent River is an ideal spot for a relaxed breakfast or afternoon refreshments. Views extend to the Tasm

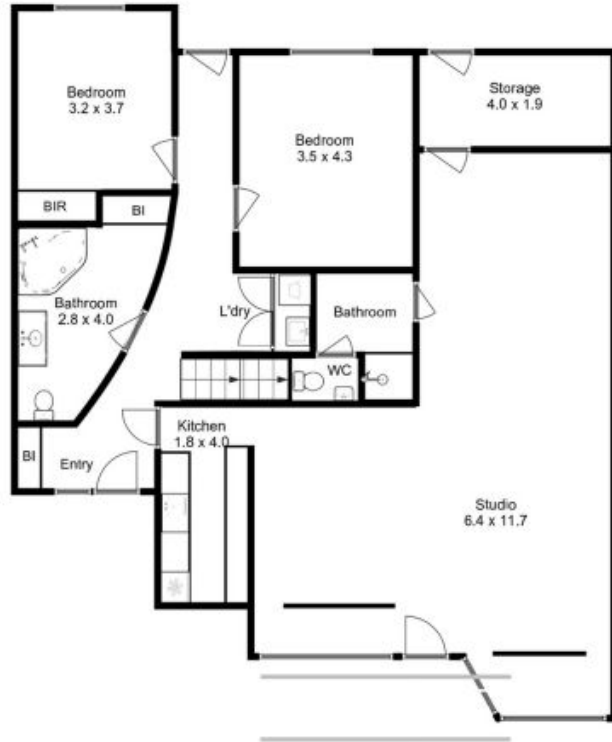
Council Rates: \$7,800.00/year (approx)

Water Rates: \$1,100.00/year (approx)

Mel Shutt

Director and Real Estate Agent

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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 : 194 sqm

