

Clovelly is calling.



5



4



2

## 24 Swan Street, North Hobart

### Expressions of Interest

Raine & Horne Hobart are delighted to offer to the market an opportunity to write the next chapter of this wonderful property.

After a fire on the lower ground floor in late 2021, this has become a project for builders, architects, serious renovators, or anyone with vision and determination looking to transform this home. Its potential is enormous.

Constructed c1915 by prominent Tasmanian architect George Stanley Crisp, Clovelly features early Inter-War Mediterranean style elements including rounded brick entrance archways, a front bay window, sandstone bases, and first storey balcony columns that all combine to provide impressive street appeal.

For period connoisseurs the property retains many features reminiscent of its era including a spacious front entranceway, high ceilings and architraves, leadlight and stained-glass windows, large bedrooms, fire surrounds and hearths, picture rails, ceiling roses and a grand staircase between the ground and first floor.

Before the fire, the property was divided into five flats – a unit on the lower ground floor, two units at ground level, and two units on the first floor which were accessed by an external staircase. The external staircase has since been removed with only internal access to the first

**Property ID:** L34880739

**Property Type:** House

**Carports:** 2

---

**Annisa Burns**

0417 149 022

[annisa.burns@hobart.rh.com.au](mailto:annisa.burns@hobart.rh.com.au)

floor remaining. The property was beginning to undergo renovations prior to the fire with new carpet and paint upstairs in Unit 5, together with a stripped-out bathrooms ready for transformation.

The first-floor balcony and the wrap-around style verandah on the lower ground floor provide covered outdoor spaces perfect for quiet reflection and entertaining, alternatively they can be a vehicle for reinstating units (STCA). The large rear yard is the perfect blank canvas for all fresco entertainment designs or gardening green thumbs with a number of established fruit trees.

Its premium North Hobart address has you moments from the renowned State Cinema Complex and the many restaurants and pubs along (and near) the ever-popular North Hobart Elizabeth Street strip. Although public transport and Hobart's main arterial routes are close by, Swan Street is and remains, a quiet pocket of this ever-popular suburb.

With plenty to offer inside and out, including room for three off-street car parks, and picturesque views to the CBD and River Derwent, this property is certainly one to consider.

We can advise that the property is not recorded on the Tasmanian Heritage Register however it is heritage listed with the Hobart City Council. It lies within the NH5 Swan Street Heritage Precinct and sits adjacent to, and across the road from heritage listed buildings.

Please note: Due to the current state of the property, inspections will be by appointment only. The property is currently without power and water.