

# 1/131 Alanvale Road, Newnham, Tas 7248

## House For Sale

Wednesday, 6 December 2023

1/131 Alanvale Road, Newnham, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 307 m2**

**Type: House**



David Woods  
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## Offers Over \$550,000

Welcome to 1/131 Alanvale Road, Newnham! This charming 3-bedroom, 1-bathroom unit is ideally suited for someone that wants to be tucked down the back to hide from visitors ! If your looking to downsize then that's another box ticked !Situating on a 307 sqm block, this well-maintained property offers a comfortable and functional living space. The bedrooms are spacious and filled with natural light, providing a peaceful retreat for everyone in the family. The bathroom features a bathtub, perfect for relaxing after a long day.The property also includes a garage space for one car, as well as open parking spaces for two additional vehicles. With plenty of space for your vehicles, you won't have to worry about parking on the street.The unit boasts a range of other features, including a backyard where you can enjoy outdoor activities and a patio area for entertaining friends and family. The pergola provides shade on sunny days, making it a perfect spot for a barbecue or simply enjoying a cup of coffee. Inside, the open floor plan seamlessly connects the living room, kitchen, and dining area, creating a spacious and inviting atmosphere. The kitchen is equipped with modern appliances, ample storage space, and a cabinet for all your cooking essentials.The property's location is another highlight. Situated in a quiet corner of Newnham, you can enjoy the tranquillity of suburban living while still being close to all the amenities you need. The neighbourhood offers a range of shops, schools, parks, and public transportation options, ensuring convenience and ease of access.Don't miss the opportunity to make this property your dream home. With a price guide of O/O \$550,000, this property won't last long. Contact us today to arrange a viewing and start envisioning your future in this beautiful home.Council rates: approx. \$2,000 p.a.Water rates: approx. \$1,000 p.a.Building size: 102m2 approx.Land size: 307m2 approx.Year built: 2006Rent; TBAZoning: General Residential\*\*Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*