

1/26-28 Bartlett Grove, Newnham, Tas 7248

Unit For Sale

Wednesday, 17 January 2024

1/26-28 Bartlett Grove, Newnham, Tas 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 136 m2

Type: Unit



Louise Gipton
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Doug Marshall
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\$489,000

One of only five residences to share a location that balances pleasing peace and quiet with ideal proximity to the Australian Maritime College, the UTAS Newnham campus, TasTAFE and the Mowbray shopping precinct, this modern three-bedroom unit brings an inviting, invigorating edge to its single level spaces. A profile defined by free-standing independence and appealing external lines introduces welcoming proportions for living and dining that flow to an outdoor entertaining area that's a perfect example of low-maintenance ease. Natural light, split system heating/cooling and faultless presentation accompany these spaces while the open-plan kitchen's timber flooring, stone benches, stainless steel appliances and distinctive tiled splash-backs leave a lasting impression of quality. Three bedrooms, each incorporating built-in robes, surround a central bathroom featuring the user-friendliness of a separate bath and shower in a floor-plan that's further enhanced by a separate laundry. In every room the look is fresh, the feel is contemporary and the character is instantly engaging. A secure internally accessed garage and the added ease of an extra car parking space with a secure and neat outdoor area provide further proof of this property's exceptional appeal for first time buyers, investors and downsizers alike. Rental Appraisal: \$480 per week TasWater (Fixed Charges): \$1,072 per year Council Rates: \$1,696 per year Body Corp (Insurance): \$597.80 (*approx.)