

# 10 Bartlett Grove, Newnham, Tas 7248

## Sold House

Thursday, 17 August 2023

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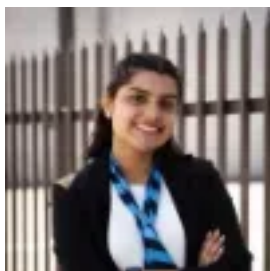
Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 679 m2

Type: House



Navjot Nav Kaur  
0363379700

**\$610,000**

This immaculate brick and tile rendered home sits on a flat corner block, offering a seamless blend of comfort and convenience. Entertain all year round in the delightful undercover outdoor entertainment area, complete with retractable blinds, providing the perfect space, regardless of the weather. The well-appointed kitchen boasts quality appliances, including a Fisher & Paykel fridge and the open-plan layout creates a spacious living environment. The master bedroom is a true sanctuary (located away from the other bedrooms), featuring a walk-in wardrobe and ensuite. With two more double bedrooms and a fully fenced backyard with easy care gardens, this home is perfect for families and pets.

Features:

- A 2004 brick and tile rendered home on a flat corner block
- Undercover, outdoor entertainment area with retractable blinds to use in any weather
- Excellent kitchen with quality appliances including a Fisher & Paykel fridge & dishwasher
- Open plan kitchen and dining, spacious living room
- An excellent master bedroom with a walk-in wardrobe and ensuite
- Three double bedrooms in total (all with built-in wardrobes)
- Spacious main bathroom with bath and separate shower
- Reverse cycle air conditioning
- Security lighting, plenty of storage
- Easy care gardens with fully fenced backyard - great for kids & pets
- Watering system (front and back lawns)
- Remote-controlled garage with internal access
- Second garage or workshop plus off-street parking
- Close to schools, shops, supermarkets and all city conveniences
- Only 4 minutes' drive to Mowbray Shopping Centre
- Just 7 minutes to Launceston's CBD

Contact Jeremy Wilkinson and Nav Kaur for further information.

Current rental estimate: Up to \$570 pw  
House size: 152 sqm  
Garage attached size: 20 sqm  
2nd Garage/workshop size: 18 sqm  
Land size: 679 sqm  
Built: 2004  
Council rates: \$1,898 pa  
Zoning: General Residential  
Council: Launceston  
Heritage listed: No

\*\*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\*\*