

# 11 Dafnis Drive, Newnham, Tas 7248



## House For Sale

Saturday, 4 May 2024

11 Dafnis Drive, Newnham, Tas 7248

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 595 m2

Type: House



David Parry  
0488123410



Anish Amatya  
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## Offers Over \$599,000

Nestled in the heart of Newnham, 11 Dafnis Drive presents a unique opportunity to own a modern, fully-equipped brick home on a 595m<sup>2</sup> block, with a total living space of 151m<sup>2</sup>. This immaculate property is highlighted by its durable colour-bond roof and double-glazed windows, ensuring energy efficiency and comfort. Step inside to discover three generously sized bedrooms, each designed with comfort in mind. The master suite offers tranquility with its ensuite bathroom, walk-in robe, and a luxurious feel. The additional bedrooms are well-appointed with built-in robes and are served by a well-equipped main bathroom. Central to the home is the expansive open-plan living area that flows into a dining space and a modern kitchen, featuring a Bosch dishwasher, induction cooktop, and other quality appliances. The living area is enhanced by an inbuilt sound system, perfect for entertainment or relaxing evenings. Additional comforts include two more heat pumps strategically placed for optimal temperature control, complementing the reverse cycle heat pump in the main living area. The property is insulated throughout, boosting its energy efficiency. Outdoor living is a breeze with a large 8m x 3m deck that welcomes you at the entrance. The home also includes a 6m x 3m garage, ideal for secure parking or as a workshop space. A 5000L water tank supports the landscaped gardens and low-maintenance lawn, adding to the home's self-sufficiency. Safety and privacy are paramount with secure fencing and gated access, creating a safe haven for pets and children. Located just 11 minutes from Launceston CBD and 9 minutes from the Invermay UTAS campus, with easy access to public transport, this home is perfect for a variety of lifestyles, whether as a first home, an investment, or for a growing family. Move in today to 11 Dafnis Drive, where every detail is curated for ease, comfort, and style. Experience the perfect blend of modern living and convenience in this exquisite Newnham property.\*We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigations.