

# 119 Montagu Street, New Town, Tas 7008

PETERSWALD  
for property

## House For Sale

Wednesday, 3 April 2024

119 Montagu Street, New Town, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 546 m2**

**Type: House**



Bec Owens  
0439623194



Mahalia Triffitt  
0497257781

## \$765,000+ price range

Set within central New Town, this character-filled brick residence offers the perfect blend of charm, comfort, and potential. Boasting 2-3 bedrooms and a sprawling backyard with an impressive undercover entertaining area, this home is an inviting retreat with endless possibilities. From the moment you step inside, you'll be captivated by the character and warmth that exudes from every corner of this home. Original features such as polished floorboards and high ceilings add to the timeless appeal. The generous living spaces provide ample room for relaxation and entertainment, with French doors connecting the living and dining rooms allowing for an open plan feel. The large master bedroom has a wall of built in robes and is flooded with natural light. The second bedroom also has built in robes and the third bedroom/large sunroom can be adapted to suit your needs. It works well as a work from home space, play area or sunroom. The central family bathroom has a shower over bath, vanity and separate toilet. The large laundry area is on the lower level and accessed via the outdoor entertaining area. There is also significant sub-floor storage with room to develop underneath or extend the existing dwelling (STCA), this property presents an exciting opportunity to customise to your future needs. An approved planning permit is available to view upon request. Step outside and be greeted by the expansive backyard, complete with a fantastic undercover entertaining area. Perfect for hosting barbecues, alfresco dining, or simply soaking up the sunshine. Kids will love the magical back garden, with cubby house, space for a trampoline and room to run and play. The garden is fully fenced with side access down both sides of the home. Situated in central New Town, this home offers unparalleled convenience. With a plethora of cafes, restaurants, shops, and amenities just moments away, everything you need is right at your doorstep. Year built: 1948 House size: 151 sqm approx Land size: 546 sqm approx Rates: \$2,200 per annum approx Water rates: \$1,000 per annum approx #findhomewithus