

# 13 Bartlett Grove, Newnham, Tas 7248

livinghere

## Sold House

Friday, 19 January 2024

13 Bartlett Grove, Newnham, Tas 7248

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 805 m2

Type: House



Lochie Reid  
0363323500

## Contact agent

A stand out prime example of a quality family home, ideally located just two doors up from the laneway into Mount Stuart Reserve, this home within a coveted estate embodies contemporary family living, offering the perfect blend of space, flexibility, and functionality. Upon entering through the covered porch, the broad entrance hall immediately imparts the exceptional quality of the home. The first of two living rooms can be found at the entrance, the second living space is an open-plan design that seamlessly incorporates the kitchen and dining areas. Crafted with quality joinery, the kitchen emits a timeless appeal. The spacious dining area, featuring an open-plan layout, integrates with the outdoor alfresco space and effortlessly links to the main living room. Offering four generously sized bedrooms, including a spacious master with an ensuite bathroom and walk-in robe, this residence offers ample storage with built-in amenities. Each bedroom boasts generous proportions, its occupants can enjoy a pleasant leafy outlook from every room. The well-proportioned central bathroom located off of the central hall provides ample space and features a walk-in shower, spa bath, and a separate toilet. The adjacent laundry is equipped with additional storage for added convenience. A secure garage with room for two cars and internal access offers plentiful storage for vehicles and other possessions. Prominent features of this property include:

- heated and cooled via a reverse cycle system
- four generously sized bedrooms, master with ensuite
- multiple living areas including outdoor alfresco area
- open plan kitchen, living and dining areas
- equipped with high-quality appliances
- established gardens for privacy

With truly nothing left to do, move in and immediately enjoy the peaceful lifestyle in this quiet street. Conveniently located within walking distance to the University of Tasmania's Newnham Campus, minutes to the Mowbray Shopping Precinct and ten minutes to the Launceston CBD. Contact Lochie today to register your interest.