

**13 Oldham Avenue, New Town, Tas 7008**



**House For Sale**

Saturday, 18 November 2023

13 Oldham Avenue, New Town, Tas 7008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 536 m2**

**Type: House**



Karen Bligh  
0447664112



Ruth Malcolm  
0455330665

## Low to Mid \$900,000's

This beautifully renovated home, originally constructed around the 1920s presents an enchanting fusion of timeless character, allure, and contemporary convenience. Offering three bedrooms plus an office, it stands as a robust choice for both homeowners and investors, poised to provide years of comfortable living. As you approach the property, the captivating charm of its street frontage leaves an indelible first impression, gracefully leading you toward the welcoming entrance. Inside, the open-plan living and dining area afford generous space for families or those looking to downsize. The modern, functional kitchen is a standout feature, boasting an abundance of bench space, dishwasher, an inbuilt microwave, canopy rangehood, induction cooktop and high-quality granite countertops. The residence comprises three well-proportioned bedrooms, with an ensuite adjoined to the primary bedroom and an updated main bathroom that seamlessly aligns with the home's character. A sunroom/office at the front of the house, along with a studio/workshop in the rear garden, contribute to the home's versatility. Essential upgrades, including rewiring and plumbing, have been completed, ensuring peace of mind. Climate control is well-managed with a reverse cycle heat pump and an electric fireplace in the living area. Outside, a low-maintenance garden and sun-soaked deck await at the rear of the property, complemented by a private courtyard, ideal for entertaining and convenient off-street parking for two cars. This home enjoys an enviable location within walking distance of all amenities including the Tasmanian Hockey Centre, public transport, enticing dining options and Cornelian Bay. Additionally, the close proximity to the City makes for a remarkable opportunity to secure a stable home in a top-tier suburb.