

**14 Alanvale Road, Newnham, Tas 7248**

**House For Sale**

Wednesday, 6 March 2024



14 Alanvale Road, Newnham, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 857 m2**

**Type: House**



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## Offers Over \$449,000

This solid mid century home has undergone a total refresh internally creating a modern, bright feel yet retaining its 1950's charm including generous entry way and 2.7m ceilings. It also sits on a large 857m<sup>2</sup> block with ample space to build a granny flat or subdivision potential (STCA). With a flexible floorplan including 3 large bedrooms, lovely light filled lounge room, separate dining room, new kitchen, refurbished bathroom and 2 heatpumps for all year round comfort. Positioned very close to Tas Tafe, Australian Maritime College and University of Tas Newnham Campus, this affordable home may be just what you are after! Features include:

- 3 large bedrooms – main with built in robes
- New kitchen with pantry and breakfast bar
- White goods included (washing machine, refrigerator etc)
- 2 x reverse cycle air conditioners (heat pumps)
- Upgraded plumbing in bathroom, kitchen & laundry
- Refurbished bathroom
- Separate dining room
- Light filled lounge room
- Large shed/storage
- Located close to schools, shops and all conveniences
- 857m<sup>2</sup> flat block – room for development (STCA)

Council rates: \$ 400p/q approx. Water rates: \$280 p/q approx. Building size: 114m<sup>2</sup> approx. Land size: 857m<sup>2</sup> approx. Year built: 1958 Rental estimate: \$430 - \$480 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.