

# 17 Birch Avenue, Newstead, Tas 7250

## House For Sale

Tuesday, 7 May 2024

17 Birch Avenue, Newstead, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

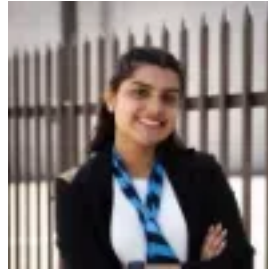
**Parkings: 5**

**Area: 587 m2**

**Type: House**



Jeremy Wilkinson  
0363379700



Nav Kaur  
0363379700

## Best Offer Over \$395,000

This charming 1947 weatherboard home with picturesque street appeal in the sought-after suburb of Newstead is ready and waiting for a first-time buyer or savvy investor to renovate and capitalise on its great potential. It offers a great layout with an open plan kitchen, a sunlit lounge and three double bedrooms. The bathroom offers a bath and separate shower and is ready for your personal touch with a new vanity. Convenience is key with a 2-way toilet off the bathroom/laundry, easily accessible from the backyard. Stay comfortable year-round with reverse cycle air conditioning, and park with ease in the double length carport with ample off-street parking. Plus, the generous backyard includes two garden sheds. With supermarkets, shops, eateries, and facilities just a 300m stroll away in Newstead, and Launceston's CBD only a 5-minute drive, this property offers both convenience and great potential.

**Key Features:**

- 1947 Weatherboard home with lovely street appeal
- Situated on a 587 sqm flat block in a popular suburb of Launceston
- Ripe for renovation with plenty of scope to add value
- The perfect starter or investment property
- Open plan kitchen offers the convenience of a double sink
- Sunny, spacious lounge
- Three double bedrooms
- Bathroom offers a bath and separate shower (needs new vanity)
- Convenience of 2-way toilet off the bathroom/laundry - easy access from backyard
- Reverse cycle air conditioning
- Double length carport and plenty of off-street parking
- Good-size backyard with 2 garden sheds
- Easy walking distance (300m) to supermarkets, shops, eateries and facilities in Newstead
- Only 5 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson or Nav Kaur for your inspection.

Rental estimate: Up to \$520 pw (with new flooring, freshly painted, new blinds & bathroom vanity)

House size: 110 sqm  
Land size: 587 sqm  
Built: 1947  
Council: Launceston City  
Zoning: General Residential

\*\*Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*