

19 Clementina Street, Newstead, Tas 7250

Sold House

Wednesday, 21 February 2024



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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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\$840,000

This gorgeous character home is immaculately presented and perfectly positioned in a quiet street in highly sought after Newstead. Ideally situated approximately 500m walk from the Newstead shopping precinct and within the catchment of some of Launceston most prestigious schools. Circa 1935, this home boasts lovingly maintained original features combined with tasteful modern updates throughout. All the hard work has been done by the current owner with a freshly repainted exterior, immaculately landscaped yard and refurbishments inside. The interior has an impressive floorplan featuring four large bedrooms, a lovely sunroom, open plan living and good storage space. This is a must see for those seeking a property that you can just move into and enjoy. Features include:

- Beautiful character features throughout including polished timber floors, high ceilings, ornate fireplaces and generous sized rooms
- 4 spacious bedrooms – 3 with built in robes
- Lovely sunroom off the living area – great for a study/office
- Refurbished bathroom
- 2nd toilet and vanity for added convenience
- Updated kitchen with modern appliances
- Cosy wood heater and ceiling ducted heating/cooling system throughout
- Private undercover entertainment area/courtyard
- 16 Solar panels - 4.5kW which is connected to the hot water system for energy efficiency
- Highly efficient Bosch 270L Heat Pump hot water system
- Double garage with new motorised roller door
- Situated in sought after Newstead, approx 500m walk from Newstead shopping centre and within catchment of Launceston's most prestigious schools

Land size: 947m² approx. Building size: 165m² approx. Year built: 1935 Council rates: \$530 p/q approx. Water rates: \$300 p/q approx. Rental Estimate: \$600-\$650 p/w

Key 2 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.