

**2/1 Hamelheath Way, Newstead, Tas 7250**



**House For Sale**

Monday, 15 April 2024

2/1 Hamelheath Way, Newstead, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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**\$595,000 - \$640,000**

Welcome to 2/1 Hamelheath Way, Newstead, where modern elegance meets low-maintenance living in one of the area's most sought-after neighbourhoods. This beautifully maintained townhouse caters to a variety of buyers, including downsizers seeking comfort and convenience. Step inside to discover a spacious interior boasting three generously sized bedrooms, each equipped with built-in robes to ensure ample storage space. The centrally located bathroom features a separate shower and two toilets for added convenience. The heart of the home lies in its open-plan kitchen and living area, bathed in natural sunlight and offering a picturesque outlook. The stylish kitchen is a chef's delight, equipped with quality appliances, generous storage, and a large island bench perfect for casual dining or entertaining guests. Stay comfortable year-round with the reverse cycle air conditioning system strategically positioned in the living areas. Step outside to the undercover deck area, offering privacy and the ideal setting for alfresco dining or relaxing in the sun. The manicured yard requires minimal upkeep and is fully fenced for added security and peace of mind. Parking is a breeze with a single garage, carport, and additional off-street parking options available. Situated in a peaceful subdivision, residents can enjoy easy access to a walking trail connecting to the picturesque Punchbowl Reserve, allowing for leisurely strolls and appreciation of the surrounding natural beauty. The property's convenient location offers proximity to local primary and high schools, as well as the Norwood IGA and Newstead shopping precinct. With the Launceston CBD just a short drive away, residents can effortlessly access a plethora of amenities, ensuring a lifestyle of comfort and convenience at 2/1 Hamelheath Way, Newstead.

- Modern, well-kept home;
- Stylish kitchen with large island bench;
- Spacious bedrooms with built in robes;
- Two toilets;
- Low maintenance, manicured yard;
- Great undercover alfresco area.

Year Built: 2012  
House Size: 150sqm  
Land Size: 405sqm  
Municipality: Launceston City Council  
School Catchments: Punchbowl Primary, Kings Meadows & Queechy High School

Sims for Property 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.