

**2/40 Blair Street, New Norfolk, Tas 7140**

**Unit For Sale**

Wednesday, 21 February 2024



2/40 Blair Street, New Norfolk, Tas 7140

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Unit**



Paul Belcher  
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## Offers over \$445,000

Welcome to the bustling township of New Norfolk! Nestled at 40 Blair Street, this property boasts a prime location just on the outskirts of the business precinct, offering unparalleled access to all the amenities you need. Within walking distance, you'll discover everything from doctors' offices and pharmacies to charming cafes, schools catering from kindergarten to year twelve, supermarkets, local hotels, and much more. This delightful brick unit is a sanctuary for those seeking privacy and tranquility. The low-maintenance courtyard and garden provide a serene outdoor retreat without the hassle of extensive upkeep. Additional storage space and convenience are offered by the carport and garden shed. Inside, the two spacious bedrooms feature built-in robes, while the generous bathroom and open-plan living area offer versatility and comfort. Conveniently located near various attractions, including scenic walking tracks, the picturesque river Derwent for fishing enthusiasts, a nearby park for children, and even a dedicated dog park, there's something for everyone to enjoy. With its modern presentation and superb location, this property is ideal for first-time buyers, those looking to downsize, or savvy investors. Seize this incredible opportunity before it's gone! \*\*Please note that the furniture depicted in the images is no longer the same at the property\*\* Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.