

# 26 Crestview Court, Newnham, Tas 7248

## House For Sale

Wednesday, 6 March 2024



26 Crestview Court, Newnham, Tas 7248

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 557 m2**

**Type: House**



Tania Clarke  
0363431329

**\$480,000 - \$520,000**

Ideally located in a quiet cul-de-sac with a great outlook over Mowbray Golf Course and the CBD is this fabulous 3 bedroom, 2 bathroom solid brick 1960 built home. With an undercover deck, convenience of both a heat pump and wood heater in open plan living area and a lovely modern kitchen and solar panels for energy efficiency, this home is situated within walking distance of the University of Tasmania and Australian Maritime College, shops and services and offers an excellent opportunity for first home buyers, families and investors alike! Features include:

- Solid home in a quiet but convenient location
- 3 good sized bedrooms
- 2 bathrooms (main & ensuite)
- Spacious open plan living area
- Reverse cycle air-conditioning & wood heater
- Modern kitchen with ample bench space & pantry
- Separate laundry with extra storage space
- Solar panels for energy efficiency
- Double insulation in ceiling
- Secure garage for parking and storage
- Elevated position to maximise natural light and views
- Undercover entertainment deck – perfect for relaxing & taking in the view!
- Easy care enclosed back yard with fire pit zone
- Fruit trees – peach, nectarine, fig, plum, apple and feijoa
- Located close to schools, shops and all conveniences

Council rates: \$ 426p/q approx. Water rates: \$ 300p/q approx.  
Building size: 108m<sup>2</sup> approx. Land size: 557m<sup>2</sup> approx. Year built: 1960 Rental estimate: \$450-\$490 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