

29 Tompsons Lane, Newnham, Tas 7248

Sold House

Tuesday, 16 January 2024



29 Tompsons Lane, Newnham, Tas 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 612 m2

Type: House



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\$505,000

Built in 1958, this freshly painted weatherboard home is simply delightful offering all that you need for a first home or investment or looking to downsize. With 3 bedrooms, country style kitchen overlooking both the dining and living rooms and a bathroom with the most spectacular shower/sauna/spa combination you could ask for! Add to this, a modern 9x9m garage/workshop complete with its own toilet and wood heater, private deck, easy care gardens and the bonus of 2 driveways offering extra parking. With dual heating options of both a wood heater & heat pump plus a heat transfer system to the bedrooms & bathroom, you will be comfortable all year round and with 23 solar panels, this home is energy efficient too! Water views of the Tamar River, a bus stop out the front and close proximity to the Tafe, Australian Maritime College and UTAS Newnham Campus and the convenience of local shops only a short walking distance complete this simply delightful package! Features include:

- 3 good sized bedrooms (2 with built in robes)
- Country style kitchen
- Living area with dual heating options of both a wood heater & heat pump
- Heat transfer system to all bedrooms & bathroom
- Bathroom with the ultimate shower/sauna/spa
- Separate toilet (dual access from both laundry & bathroom)
- 9x9m modern double garage & workshop with wood heater & 2nd toilet
- 23 Solar panels for energy efficiency
- Private deck off the shed overlooking the easy care gardens
- Wood shed & a chicken coup
- Freshly painted exterior
- NBN connected
- Conveniently located approx. 450m walk from Newnham IGA and approx. 2km from University of Tas Newnham Campus, Australian Maritime College and TAFE Council rates: \$500 p/q approx. Water rates: \$320 p/q approx. Building size: 101m² approx. Land size: 612m² approx. Rental estimate: \$460 - \$500 per week

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.