

3/49 Riverdale Grove, Newstead, Tas 7250



Sold House

Monday, 14 August 2023

3/49 Riverdale Grove, Newstead, Tas 7250

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 343 m²

Type: House

\$400,000

This charming 2 bedroom unit has been freshly painted throughout and is the perfect opportunity for first home buyers, investors or downsizers looking for a low-maintenance lifestyle in a highly sought-after location. Featuring a cosy living area, light-filled kitchen with excellent walk-in pantry and 2 comfortable bedrooms. The bathroom includes a shower, bath, vanity and separate toilet and there is also the advantage of an internal laundry. The property offers a single carport plus off-street parking for another 2 vehicles. The generous 343sqm block includes a secure yard that is perfect for pets to stretch their legs and is a blank canvas for those with a green thumb. Storage options are excellent with a garden shed plus a storage room behind the carport for bikes, tools, etc. Located in the heart of Newstead, this property is just a stone's throw away from Scotch College, local cafes, shops, and public transport options. It is also within close proximity to the CBD, making it an ideal location for those who work in the city. This unit will also appeal as a safe investment proposition with an estimated rental return of up to \$390 per week. Ideal for those thinking of investing now to retire later or parents sick of paying boarding fees!

3/49 Riverdale at a glance:

- Charming 2 bedroom unit in a highly sought-after location
- Freshly painted throughout and excellent storage
- Generous 343sqm block with secure backyard - pets allowed
- Single carport plus additional off-street parking for 2 cars
- Easy walk to Scotch, cafes, shops and transport

Additional information:

- Building size: 89sqm
- Land size: 343sqm
- Year built: 1984
- Council: Launceston City
- Body corporate fees/restrictions: None
- Council rates: Approx \$1,460pa
- Water Rates: Approx \$750pa + usage
- Rental estimate: Up to \$390 per week as is

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.