

# 33 Paringa Avenue, Newnham, Tas 7248

## House For Sale

Wednesday, 12 June 2024



33 Paringa Avenue, Newnham, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 610 m2**

**Type: House**



Ananda & Kate

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## Offers Over \$399,000

This neat, low-maintenance home offers a great opportunity for investors or first home buyers. Features include a great outdoor entertaining area, open-plan living, and good heating and cooling options. Setting the home apart from the rest are the beautiful views over the golf course and the excellent location combining peace and quiet with convenience.

- Low-maintenance brick home
- Sunny, open-plan layout
- Great rear deck for outdoor entertaining leading from the kitchen, overlooking the generous, secure backyard featuring landscaped gardens – a perfect place to sit and enjoy
- Good natural light and new reverse cycle air-conditioning unit plus 3 additional panel heaters
- Brand new vanity in bathroom
- Secure parking and storage space beneath the home
- Located moments from the university and Tafe campuses, and close to local shops and services yet maintaining an atmosphere of peace and quiet – a great way to unwind after a busy day!
- An excellent investment opportunity or great first home to make your own!

Land size: 610m<sup>2</sup> approx. Building size: 105m<sup>2</sup> approx. Year built: 1965 Rental estimate: \$440-\$480 p/w. 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.