

# 36 Hortus Place, Newnham, Tas 7248

## House For Sale

Tuesday, 26 March 2024

36 Hortus Place, Newnham, Tas 7248

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 339 m2

Type: House



Louise Gipton

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## Offers Over \$475,000

Still as completely inviting and enticing as when its high-quality construction was completed in 2019, this superior single level home enjoys a quiet and convenient allotment with easily maintained yard. The sunny rear aspect and privacy from being set back off the road complement a setting that's free from through traffic and puts shops, parkland reserves, community facilities and the UTAS Newnham campus all within easy reach. The presence of a bus stop just a moment's walk away further enhances the exceptional amenity of an address featuring a floorplan where some 107m<sup>2</sup> of space offer ideal flexibility and a beautifully bright full width living/dining area. An open-plan kitchen accompanies the dimensions of the living domain that's kept constantly comfortable by an efficient heat pump and concludes with large windows throughout. Completed with two principal bedrooms, immaculate bathroom and dedicated separate laundry. Impeccably maintained proportions, a secure internally accessed garage and a flat, user-friendly block ensure instant and enduring success for first home buyers, downsizers or investors alike.