

# 4 Croydon Avenue, Newstead, Tas 7250

## House For Sale

Monday, 11 December 2023

4 Croydon Avenue, Newstead, Tas 7250

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 2807 m2**

**Type: House**



Jeremy Wilkinson  
0400895022



Navjot Nav Kaur  
0413788688

## Best Offer Over \$1,550,000

Tucked away, this beautifully renovated circa 1912 Federation home on a spacious 2807 sqm parcel of land seamlessly blends period charm with modern luxury. The light-filled lounge, family/dining and chef's kitchen with garden views are a delight. Four double bedrooms, a studio/office/home gym and three bathrooms (2 new) provide versatility and luxury. The property, with fresh paint and new fencing, features secluded outdoor spaces, a new remote-controlled double garage and plenty of parking. The location is unmatched, close to quality private and public schools, amenities and an easy 20-minute walk to Launceston's CBD.

**Key Features:**

- A circa 1912 fully renovated four-bedroom home on an extraordinary 2807 sqm parcel of land
- Privately tucked away just moments from the CBD via a hedge lined secluded lane
- All the hard work has been done with meticulous renovations and thoughtful planning
- Spacious entry offers glimpses of what lies ahead
- Fabulous light and sunny lounge & formal dining area with French doors that lead out to the undercover alfresco area with tranquil views over the expansive backyard
- Quality kitchen with a large oven & 6 burner gas cooktop - perfect for entertaining or catering to any size family
- Kitchen also offers stone benchtops, walk-in pantry and open plan living with views over the garden
- Four double bedrooms (all with built in wardrobes)
- Separate studio/office/home gym with a third bathroom & potential kitchenette
- Two new bathrooms offer a bath, rainfall shower & loads of storage
- Convenience of gas heating
- Freshly painted externally with new fencing - secure for pets and children
- Polished floorboards, neutral tones throughout
- Private block with various secluded spots, corners and arbours offering outdoor enjoyment
- Brand new remote controlled double garage with internal access
- Off street parking for at least 4 cars

Located only 100m from Scotch Oakburn College & walking distance to Newstead College, Grammar Broadland campus & East Launceston Primary School

- Walking distance to Launceston Aquatic Centre, Kmart Shopping Plaza and City Park
- Just a 20-minute walk to Launceston's CBD (1.4km) or 5-minute drive to LGH (2.3km)
- Close to shops, supermarkets, entertainment, sporting facilities & all city conveniences
- Plans and certificates are available to the purchaser/s

Contact Jeremy Wilkinson & Nav Kaur for further information.

Rental estimate: Up to \$800 pw  
House size: 214 sqm  
Garage size: 40 sqm  
Deck area off the house: 57 sqm  
Land size: 2807 sqm (almost 3/4 acre)  
Built: 1912  
Council: Launceston  
Council rates: TBA  
Zoning: General Residential\*\*

Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*