

# 41 Wentworth Street, Newstead, Tas 7250

## House For Sale

Tuesday, 13 February 2024

41 Wentworth Street, Newstead, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 624 m2

Type: House



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**\$940,000 - \$980,000**

Hiding behind this charming, expertly restored character 1950's cottage facade you'll find this exquisite modern meets traditional restoration and extension. From planning, design, function and form, the owners have gone to an absolute meticulous level of detail here. The master retreat and stunning ensuite would easily take a full page spread in the finest home magazines. In fact, I have no doubt it would have featured on Grand Designs Transformations Australia had the owner given the film crew the opportunity. The main bathroom includes a circular standalone bath to soak, a chic style that mirrors the on-trend custom curated ensuite. The kitchen is a showstopper. You can't help but be drawn in by the oversized stone splashback. Creating a visual texture that complements the cabinetry, Dekton bench tops and overall interior colour palette perfectly. The butler's pantry provides additional storage and prep space. An entertaining space with ideal indoor-outdoor flow for relaxed family time or cocktail parties with friends. Matched custom skirting, flooring, and ceiling height to complement this timeless modern character style. Wiring, plumbing, insulation, all upgraded and the exterior imitation weatherboard provides little to no maintenance. Low maintenance was the emphasis here with complementary cottage landscaping and new additional oversized dual garage built for convenience. Providing residents with premier schools, daycare, gyms, shopping, and dining, this is arguably in one of the most desirable pockets in the Newstead area. Often sought, seldom found are homes of this quality, location, and style. Such a unique space, this property shows a high level of sophistication and hands on detail. A must view property in this price range... I'm sure you'll agree in person. Rental Estimate: \$750-\$800 p/wHouse size: 169m<sup>2</sup> + 48m<sup>2</sup> GarageLand size: 624m<sup>2</sup>Built: 1951Rates: \$1,800 approx. p.a.Council Zoning: ResidentialCouncil: City of LauncestonHeritage listed: No\*\*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.\*\*