

43 Paringa Avenue, Newnham, Tas 7248

livinghere

Sold House

Tuesday, 16 January 2024

43 Paringa Avenue, Newnham, Tas 7248

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 594 m²

Type: House



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Contact agent

Truly the ultimate multi-generational living opportunity, perfectly suited to those seeking self-contained, separate living spaces. It also presents as a compelling investment opportunity or an immaculate family home in a family-friendly suburb. The upper level comprises three generously sized bedrooms, each equipped with built-in storage, a central bathroom complete with a shower and toilet, a well-appointed, full-sized kitchen, a spacious living room, and a balcony boasting scenic views of Launceston. It has its own separate entrance from the lower floor, along with separate laundry facilities and storage conveniently located at the entry point. The lower floor is equally equipped with its own kitchen, laundry, a comfortable living room, a bathroom, and a generously sized bedroom. The two levels seamlessly connect via an internal door, allowing them to function as a unified family home if and when desired. Externally there is abundant garaging space, providing shelter for up to three vehicles, with additional parking available both at the rear and front of the home. The entry is secured by an electric front gate and remote-controlled roller door. The workshop has the capacity to accommodate an extra vehicle, although it is presently used for workshop activities. It features a built-in workbench, storage solutions, and a loft area for storing additional belongings. Other notable features include a 5kw solar system with a total of twenty-four panels, along with an energy-efficient 250-litre, stainless steel, evacuated tube solar hot water system equipped with a variable timer. This property is impeccably maintained and boasts an exceptionally low level of maintenance, thanks to its well-considered landscaping design. There is truly nothing left to do! Prominent features of this property include:

- 7x3 meter workshop with loft
- potential for multi-generational living
- 5kw solar system & 3.6kw solar hot water system
- totalling four spacious bedrooms, each with BIR
- two daikin reverse cycle heat pumps
- electric entry gate and roller door

This property is situated on a quiet street, located within walking distance to the University of Tasmania's Newnham Campus, minutes to the Mowbray Shopping Precinct and ten minutes to the Launceston CBD. Contact Lochie today to register your interest.