

**5/37 Amy Road, Newstead, Tas 7250**



**House For Sale**

Monday, 4 March 2024

5/37 Amy Road, Newstead, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 357 m2**

**Type: House**



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**\$625,000 - \$645,000**

Introducing 5/37 Amy Road, Newstead - a modern, low-maintenance architecturally designed townhouse nestled in a prime location that captures all day sun. This property boasts a well-designed floorplan, catering to the needs of all occupants. Whether you're a downsizer looking for convenience, an investor seeking value, or a homeowner craving contemporary comfort, this townhouse ticks all the boxes. Step inside to discover a well-designed floorplan that caters to everyone's needs. Featuring 3 bedrooms, the master suite is a standout with its walk-in robe, ensuite, and direct access to the outdoor deck. The remaining two bedrooms offer built-in robes and share a central bathroom, complete with a separate shower and luxurious freestanding bath. The heart of the home is the open plan living area, flooded with natural light, creating a welcoming ambiance for everyday living and entertaining. The kitchen is a chef's delight, equipped with quality appliances, ample storage, and a spacious island bench perfect for casual dining or meal preparation. Stay comfortable year-round with the reverse cycle air conditioning system, ensuring a pleasant atmosphere in every season. Convenience is key with a separate laundry providing direct access outside, simplifying daily chores. Step outside to the fantastic outdoor entertaining deck, offering the ideal space for hosting gatherings with friends and family. The low-maintenance rear yard ensures easy living, allowing you to spend more time enjoying your surroundings. Parking is a breeze with a double garage providing internal access, along with additional off-street parking for added convenience. Situated in a gated community, this home offers security and peace of mind, while being just moments away from local schools, cafes, the Newstead shopping complex, and bus routes. Plus, with the Launceston CBD only a short drive away, you'll enjoy easy access to all amenities and attractions. Don't miss your chance to experience modern living at its finest in this fantastic townhouse. Contact us today to arrange a viewing and make 5/37 Amy Road your new home!

- Modern, North facing townhouse;
- Ideal for an array of buyers;
- 3 bedrooms, 2 bathrooms;
- Open plan living area flooded in natural sunlight;
- Stylish kitchen with quality appliances;
- Great outdoor deck space;
- Located within a gated community for security;
- Close to schools, cafes, shopping complex, and bus routes.

Year Built: 2018  
House Size: 160sqm  
Land Size: 357sqm  
Council Rates: \$2,394pa approx  
Water Rates: \$1,359pa approx  
Body Corporate \$528pq approx  
Municipality: Launceston City Council  
School Catchments: Punchbowl Primary, Kings Meadows & Queechey High School

Sims for Property 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.