

# 52 Montagu Street, New Norfolk, Tas 7140

## House For Sale

Tuesday, 12 March 2024

52 Montagu Street, New Norfolk, Tas 7140

Bedrooms: 2

Bathrooms: 2

Parkings: 3

Area: 750 m2

Type: House



Andrew Hills  
0408492802

**\$450,000**

If locality is important to you, it doesn't get much better than this. Conveniently located 2 minutes away from the centre of New Norfolk, with bus stops, schools, shops, and services all within walking distance, in addition its moments from the New Norfolk Esplanade, this home offers a wonderful opportunity for a family lifestyle. Comprising of 2 good sized bedrooms, master with ensuite and built in robe, a third room that could be used as a study/bedroom, plus a central family bathroom. The accommodation provides a great deal of warmth and space for the whole family to enjoy with a spacious modern kitchen adjoining the open plan dining/living areas all with beautiful floating floors and are kept comfortable year-round by two heat pumps. There is a great covered entertaining area with an adjoining pergola that includes a third toilet, perfect for outdoor entertaining with family and friends. This character home is set on a generous approx. 750sqm block - a blank canvas for you to utilize as you wish and includes a garage. This property is located close to and a bunch of lifestyle services with cafes and restaurants, parklands, the Derwent River, and New Norfolk Swimming pool all within walking distance. • Conveniently located 2 minutes away from the centre of New Norfolk • Within walking distance to bus stops, schools, shops, and services • 2 Good sized bedrooms, master with ensuite and built in robe • Third room that could be used as a study/bedroom • Central family bathroom • Spacious modern kitchen • Open plan dining/living areas • Beautiful floating floors, two heat pumps • Covered entertaining area, adjoining pergola including a 3rd toilet • Generous approx. 750sqm block, garage • Approx. 35 minutes to Hobart's CBD