

68 Lower Road, New Norfolk, Tas 7140



House For Sale

Tuesday, 9 April 2024

68 Lower Road, New Norfolk, Tas 7140

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 831 m2

Type: House



Tony Dion

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Mike Speakman

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\$545,000 - \$565,000

By Private Inspection. How good is this – just 35 minutes to Hobart and close to everything locally...2 * level access dwellings ! A 2010 built brick veneer updated 3 bedroom home rented until June 2024 for \$495 per week and a second updated 1 bedroom recently painted weatherboard dwelling with its own private and fenced off space (recently installed) rented at \$350 per week until Oct 2024. Both are professionally managed. Near new fencing ensures both dwellings retain their own privacy. Here is your chance to move into the main home in June 2024 and have an income coming through from your second dwelling to chip away at the mortgage (the lease at the rear will remain until Oct 2024 with the new owner). Or perhaps you'd like to keep them both rented for now or over the long term which would make for a perfect addition to your property portfolio. Or live in the front from June 2024 and then a family member can have their own independence and privacy and move into the rear in November 2024 when the lease is up.... you have plenty of options here! The floorplan is the main home is free flowing with multiple living areas, and a central kitchen and lounge that opens to an undercover alfresco area where you can entertain family and friends whilst watching the kids play. Accommodation consists of three bedrooms, the master elegantly designed with style and sophistication, whilst a perfectly curated children's room features custom built-in bunk beds and a rock climbing wall which will excite any child. Serviced by the family bathroom that features shower over bath combination with separate vanity and toilet. The updated, neat and tidy auxiliary building is to the rear of the property and features a lounge, modern kitchen, bedroom and bathroom. An inspection will certainly impress. Key features:- \$845 per week high yield return- Near new fencing- Stunning upgraded home with lovely colour palette - Cute self-contained upgraded auxiliary dwelling at the rear with private space- Great investment opportunity- Open plan living, beautifully designed - Internal driveway, private and secure - Close to all services- Separate electricity meter for 1 bedroom dwelling Rates per quarter: approx \$440 Water per quarter: approx \$380 About New Norfolk New Norfolk is a bustling town on the River Derwent with a rich history, quality produce and pretty rural scenery just 35 minutes from Hobart. About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. Tasmania is known for its pro-environmental stance, and in 2020 achieved 100% renewable energy status thanks to a combination of hydroelectricity, wind, and solar energy sources. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.