

# 7 Clare Street, New Town, Tas 7008

PETERSWALD  
for property

## House For Sale

Thursday, 13 June 2024

7 Clare Street, New Town, Tas 7008

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 567 m2

Type: House



Bec Owens  
0439623194



Mahalia Triffitt  
0497257781

## **\$1,075,000+ price range**

Situated in the heart of New Town, this spacious family home offers a perfect blend of modern luxury and classic charm. Within easy walking distance of several schools, shops and cafes and a short commute to the CBD, this home is a true sanctuary in a central location. Step inside to discover generously proportioned rooms filled with charm of the 1930's, modern updates to the bathrooms and kitchen and a light filled extension adding a second living area that flows to the private garden. The expansive floor plan includes a large living room, a gourmet kitchen, and a separate dining area perfect for entertaining. The property boasts four generously sized bedrooms, each designed for comfort and relaxation. The master suite is a true retreat, complete with ensuite bathroom. The fourth bedroom is off the second living area at the back of the property, a great room for teenagers to retreat to or a secluded work from home space. Kept cosy year round with ducted heating and cooling, this home is efficient to run with expansive insulation, inverter heatpump, heat pump hot water and solar panels. There is a gas fire place for ambience in the living area and a separate heat pump in the extension. Step outside to your private backyard oasis. The beautifully landscaped garden is perfect for summer barbecues, entertaining or room for the kids to play. Raised veggie patches, a plentiful lemon tree, access to the garage and fully fenced, there is nothing to do but enjoy this well thought out space. Additional features include a lock up garage/workshop with roller door and additional off street parking. Close proximity to public transport ensures easy commuting. - Spacious bedrooms- Living, dining & kitchen- Second separate living area- Immaculate landscaped gardens- Garage & workshop- Additional off street parking- New roof, well insulated- Efficient heating & solar panels- Central location, easy walk to CBD Year built: 1937 House size: 188 sqm + garage Land size: 567 sqm Rates: \$2050 per annum approx Water rates: \$1,000 per annum approx #findhomewithus