

74 Alanvale Road, Newnham, Tas 7248

Sold House

Thursday, 17 August 2023



74 Alanvale Road, Newnham, Tas 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 994 m2

Type: House

\$500,001

This generously proportioned property is a solidly built mid century home on a large 994m² flat block and there is more than meets the eye. It has 3 large bedrooms – all with built in robes, lovely lounge room leading into dining/kitchen area and the added bonus of a second living area which could be utilised as rumpus or 4th bedroom. The house has a heat transfer system taking advantage of the 2 reverse cycle air conditioners. Out the back you will find a large undercover entertainment area overlooking the enclosed generous back yard. With ample off street parking including a single garage, plenty of storage and positioned very close to Tas Tafe, Australian Maritime College and University of Tas Newnham Campus, this home may be just what you are after! Features include:

- 3 large bedrooms – all with built in robes
- 2nd living area or 4th bedroom
- Large undercover entertainment area
- Modern kitchen with pantry and breakfast bar
- Heat transfer system & 2 x reverse cycle air conditioners
- 20 x solar panels for energy efficiency
- Bathroom with separate shower and bath
- Separate toilet
- 2 way access laundry
- Lots of storage options including 2 garden sheds
- Located close to schools, shops and all conveniences
- Remote controlled single garage and plenty of off street parking
- 994m² flat block – room for development (STCA)

Council rates: \$ 477p/q approx. Water rates: \$280 p/q approx. Building size: 178m² approx. Land size: 994m² approx. Year built: 1950 Rental estimate: \$420-\$440 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.