

76 Viewbank Road, Newnham, Tas 7248

Sold House

Sunday, 13 August 2023

76 Viewbank Road, Newnham, Tas 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 971 m2

Type: House



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\$550,000

Named for its exceptional views, this property takes full advantage of its elevated position to offer splendid all-day sun and breathtaking vistas of the Tamar River to the North, as well as remarkable sunsets to the West. Fantastic for the family buyer or Investors should note the capital growth and rental returns are always positive in this suburb. Accessed through an automatic gate and a spacious garage, you'll find internal entry to the laundry and rumpus room. This versatile area can serve as a fantastic space for kids, a home gym, or even an additional bedroom. It also presents an excellent opportunity for a private work-from-home setup, eliminating the need for clients to walk through your entire home. On the upper level, you'll discover the main living room, partially open to the dining area and a separate kitchen. Recently painted with updated floor coverings and window treatments, the space has been tastefully modernized. Two reverse cycle air conditioners ensure ample comfort, while the views from this level are simply awe-inspiring, offering a sunny, expansive atmosphere. The property features three bedrooms, two of which include built-in storage, along with a main bathroom featuring a separate shower and bath. For added convenience, there is a separate toilet. All amenities are in excellent condition, clean, and low maintenance, allowing for a hassle-free move-in experience. The backyard is generously sized, surpassing the norm for the area. It provides an ideal space for pets and children to explore or for gardening enthusiasts to enhance. With over 900m² of land, there is ample usable space. The property is also secure, with exterior lighting, a camera, and an alarm system in place. Located just a short commute from the CBD, a 10-minute drive or 7km distance, or a quick 4-minute drive spanning 2.8km to Mowbray, this property offers easy access to all the shopping and services you may require. Additionally, it is conveniently situated near TAFE, the University of Tasmania, and the Australian Maritime College, providing excellent study options. Extra off-street parking is available for a boat, camper, or work vehicles as well. Rent Appraisal: \$450-\$480pw House size: 128m² Land size: 971m² Built: 1981 Rates: \$1,600pa Council Zoning: Residential Council: City Of Launceston Heritage listed: No**Harcourts Launceston 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. All measurements are approximate.