

# 9 Wintercole Court, Newnham, Tas 7248

## Sold House

Monday, 14 August 2023

9 Wintercole Court, Newnham, Tas 7248

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 761 m<sup>2</sup>

Type: House

## Contact agent

This large family home has been cleverly designed to maximise the floor space and can accommodate the largest of families providing up to five bedrooms and two bathrooms. It is in a great location, close to schools, services, parks and shops. The property offers a great blank canvas for someone to renovate and update the property, or simply move in and take advantage of a well-built, solid structure. The gardens are lovely and flat, perfect for a green thumb to stamp their design on it. Overview:

- Perfect family home with flexibility to have 4 or 5 bedrooms
- Large, open kitchen with breakfast bar
- Excellent living spaces with third lounge upstairs
- Spacious main bathroom with bath, shower and plenty of storage
- Convenience of a separate toilet (3 toilets in total)
- Double garage with internal access
- Off street parking and space for the caravan, boat or trailer
- Storage room/workshop with power and workbenches
- Large block with flat, easy care gardens
- Located close to private & public schools & supermarkets
- Close to University of Tas, Maritime College & Tas TAFE
- Only 6 minutes' drive to Launceston's CBD

Rental Estimate: Up to \$500pw  
House size: 260sqm  
Land size: 761sqm  
Built: 1985  
Rates: approx. \$1,934pa  
Council Zoning: 10.0 General Residential  
Council: 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\*\*