

# 1/37 Camira Street, Newnham, Tas 7248



## House For Sale

Friday, 19 April 2024

1/37 Camira Street, Newnham, Tas 7248

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 571 m2**

**Type: House**



Riley Turner  
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## Offers Over \$525,000

Step into a home that blends functionality with finesse, nestled in the serene surrounds of Newnham. For sale is this impeccably maintained property at 1 of 37 Camira Street, offering a perfect mix of privacy, style, and convenience. This isn't just a unit; it's a spacious home, ideal for those looking to invest, downsize, or establish their family roots. Featuring three generously sized bedrooms, each equipped with built-in robes, and the main bedroom boasting its own ensuite with toilet and basin, comfort is guaranteed. The family bathroom is thoughtfully designed with a separate bath and shower, complemented by a convenient separate toilet. Live and entertain with ease in the open-plan kitchen and dining area, highlighted by a stunning bay window that captures the sunshine. The large living room is the heart of the home, equipped with a reverse cycle heat pump and a ceiling fan, ensuring year-round comfort. Additional climate control is found throughout, with a second heat pump in the dining area and fans in multiple rooms. Step outside to the expansive deck, descending into a beautifully landscaped garden, perfect for leisure and entertaining. The property's location maximises privacy, set back from the street down an internal driveway, yet maintains easy access to public transport and essential amenities in nearby Mowbray and Launceston CBD. Complete with a functional laundry room with direct garage access, an external garage door, and extra parking space with plenty of room for boats & caravans, every detail has been considered for your convenience. 1 of 37 Camira Street is more than just a house; it is a sanctuary that offers peace, privacy, and practicality in one neat package. Don't miss the opportunity to make it your new home.\*We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigation.