

**23 Kenyon Street, Newstead, TAS, 7250**

**House For Sale**

Wednesday, 14 August 2024

23 Kenyon Street, Newstead, TAS, 7250

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **An English Style Cottage of Grand Proportions**

Built in the 1930's this charming character home is offered for sale presenting a rare opportunity to buy into one of Newstead's highly regarded pockets of real estate.

The home has many options to vary your floor plan and will suit the traditional family group looking for multiple living areas, the couple looking for a mixture of formal and informal living style and also the work from home enthusiasts.

The ground floor offers multiple living spaces, all generous in size and flooded with natural light and the main living room features an open fire place. The formal dining room opens up onto the cool tree covered courtyard through stunning French doors. The kitchen has been stylishly and tastefully remodelled, featuring ultra modern appliances with a huge emphasis on practicality, and is open plan to the meals area. The established garden is well maintained and features roses, fruit trees

The home offers a flexible floorplan of up to four bedrooms, all with great views and the master suite is generous in size. The versatile third bedroom is located on the ground level and features a glass conservatory perfect for an art studio or study.

Extra features include: three bathrooms, gas ducted heating throughout ground floor and back to base security system to ensure for comfortable living all year round.

Situated on 617sqm (approx.) on a private street in the heart of Newstead this home is walking distance to the Newstead shopping precinct, supermarkets, the Launceston CBD and leading public and private schools including Scotch Oakburn Primary, Scotch Oakburn Senior School, East Launceston Primary and The Launceston Preparatory School.