

3 Ryan Ct, Newnham, TAS, 7248



House For Sale

Wednesday, 14 August 2024

3 Ryan Ct, Newnham, TAS, 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Jess Christmas and Michael Walsh
0363378000

Brick Home in Quiet Cul-de-sac

This neat brick home in a quiet cul-de-sac offers a great opportunity for home owners and investors alike! Currently leased until, there is room for rental improvement or even vacant possession.

Offering 3 bedrooms with built in robes, functional bathroom with separate toilet, large lounge room with split system heating and cooling, eat in kitchen and an internal laundry with storage. Outside the rear yard is currently low maintenance with plenty of space for kids or pets to stretch their legs and the side drive offers plenty of off street parking.

Located in the heart of Newnham, close to East Tamar Primary School, Inveresk TasTAFE campus and Maritime College, and only minutes to the Mowbray shopping precinct, UTAS and Launceston CBD.

3 Ryan Court at a glance:

- Neat and tidy 3 bedroom brick home
- Central bathroom with separate toilet
- 700sqm low maintenance block
- Excellent investment opportunity
- Current tenant in place until October 2024
- Walking distance to schools, shops and transport

Additional Information:

- Land: 700sqm
- House: 97sqm
- Year Built: 1985
- Municipality: Launceston City Council
- Rates: Approx \$1,800 per annum
- Water: Approx \$1,000 per annum

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