

34 Oldham Avenue, New Town, Tas 7008



House For Sale

Wednesday, 22 November 2023

34 Oldham Avenue, New Town, Tas 7008

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 639 m2

Type: House



Hugh Balcombe
0488991570

Offers over \$895,000

Knight Frank is delighted to present an exceptional development opportunity situated at 34 Oldham Avenue, New Town. Carefully designed by well renowned architects Preston Lane, this remarkable four-townhouse development has an approved Development Application (DA) and comprehensive documentation for Building Approval (BA) submission. Each townhouse is meticulously designed to the highest standards, with floor plans comprising three-bedrooms, two-bathrooms, covered parking, open-plan kitchen, living and dining with butler's pantries, north-facing balconies, primary suites with ensuite and walk-in robes. High raked ceilings persist in the living and dining areas, complemented by skylights to further enhance the infusion of natural light throughout the townhouses. Careful attention to design ensures an abundance of natural light in all indoor and outdoor living spaces, as well as in the master suites, all facing northward. Resident privacy is prioritised, with each townhouse accessible via a private northerly walkway, fostering a sense of exclusive oasis for every resident. Townhouses 1 and 2 mirror each other, while townhouses 3 and 4 boast slightly varied layouts to optimise the gentle slope of the land. Conveniently located just 5km from the Hobart CBD and minutes from the North Hobart retail and hospitality precinct, the property offers a host of local amenities within walking distance. These include the New Town Hockey Centre, New Town Station Nursery and cafe, New Town Plaza, Dan Murphy's, high-quality schools, and public transport. The existing dwelling comprises two-bedrooms, one-bathroom, with a large under house storage area, currently leased for \$495 per week expiring early 2024, with option to extend if the purchaser desires. Proposed floor areas: Unit 1: 120sqm Unit 2: 129sqm Unit 3: 117sqm Unit 4: 114sqm