

36 Marion Avenue, Newstead, TAS, 7250

House For Sale

Sunday, 3 November 2024

36 Marion Avenue, Newstead, TAS, 7250

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Jeremy Wilkinson
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Contemporary Family Home

This contemporary five-bedroom family home in Newstead offers a sunny, open-plan kitchen, dining, and lounge area that facilitates easy living for the whole family. The spacious main bedroom features an ensuite with a walk-in shower and dual walk-in robes, providing a private retreat. With two additional bathrooms—one upstairs and one downstairs—there's ample convenience for everyone. Multiple living areas ensure there's enough space for family activities and relaxation, while a separate laundry with two sink spaces adds practicality to daily routines.

The property also includes "Apple Blossom Cottage," a versatile space equipped with all necessary amenities such as electricity, TV connection, and water. This charming addition can serve as extra living quarters, a bedroom, or a creative studio. The beautifully designed low-maintenance terraced gardens enhance the outdoor appeal, and a covered patio area provides the perfect setting for entertaining guests or enjoying family gatherings.

For added convenience, the home features an electric double garage with off-street parking, plus space at the back ideal for a workshop or extra storage. Eco-friendly elements such as 20 x 330-watt solar panels, a rooftop solar hot water system, double-glazed windows, and full insulation contribute to energy efficiency. Cozy up by the gas log fire during cooler months, all while being just a 3-minute drive from local shops, schools, and all city conveniences, with Launceston's CBD only 7 minutes away and the airport a quick 14-minute drive.

Key Features:

- Contemporary five-bedroom family home in Newstead
- Sunny open and spacious plan kitchen/dining/lounge for easy living
- Spacious main bedroom featuring an ensuite with a walk-in shower and dual walk-in robes.
- Two additional bathrooms, one upstairs and one downstairs
- Multiple living areas ideal for large families with space for everyone
- Separate laundry for convenience featuring 2 sink spaces
- Additional building "Apple Blossom Cottage" has all amenities such as electricity, tv connection and water. This could be ideal as an additional living, bedroom or studio space
- Beautifully designed low maintenance terraced gardens
- Covered patio area perfect for entertaining guests or family
- Electric double garage and off-street parking
- Space at the back of the garage ideal as a workshop or additional storage area
- Eco friendly 20 x 330 watt solar panels, roof top solar hot water system, double glazed windows and fully insulated
- Cozy gas log fire
- Only 3-minute drive to shops, supermarket & eateries in Newstead
- Close to private & public schools and all city conveniences
- 7 Minutes to Launceston's CBD and 14 minutes to Launceston Airport

Contact Jeremy Wilkinson for your inspection.

Rental estimate: Up to \$950 pw

House size: 300 sqm

Garage size: 50 sqm

Porch: 18 sqm

Land size: 837 sqm

Built: 2014

Council rates: \$2,871 pa

Tas water rates: \$1466 pa

Council: Launceston

Council Zoning: General Residential

****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****