

**1/1-3 Patricia Place, Newnham, Tas 7248**



**Unit For Sale**

Wednesday, 19 June 2024

1/1-3 Patricia Place, Newnham, Tas 7248

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 91 m2**

**Type: Unit**



David Woods  
0408021043



Jeremy Wilkinson  
03 6382 2366

## Offers Over \$339,000

This charming 2 bedroom, 1 bathroom unit is now available for sale in the sought-after suburb of Newnham. Situated at 1/1-3 Patricia Place, this property offers a cozy living space with a carport for one vehicle and additional open parking spaces for two more. Built in 1990, this well-maintained property sits on a 284 sqm block of land with a building area of 72 sqm. The property features a spacious living area, a functional kitchen, and a neat bathroom. All taps have been updated to flick-mixer and a new hot water cylinder has been added recently. There is a tenant in place paying \$375 per week and they would love to stay on! Their lease ends in September. Conveniently located close to schools, shops, and public transport, this property is perfect for first home buyers, downsizers, or investors. Don't miss out on this fantastic opportunity - contact us today for more information or to arrange a private inspection. Rent: \$375 p.wk Lease; 20 Sep. 2024 Body Corp; \$1,087 p. annum Unit size: 72 sqm Land size: 284 sqm Built: 1990 Council rates: approx. \$ 1,400 pa Heritage listed: No Harcourts East Tamar 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.