

# 1/13-17 Parklands Parade, Newnham, Tas 7248



## Unit For Sale

Wednesday, 19 June 2024

1/13-17 Parklands Parade, Newnham, Tas 7248

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Unit**



Vicki Johnson  
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## Offers Over \$325,000

This well maintained unit is sunny and spacious both inside and out! Set on approx. 405m<sup>2</sup> of elevated land the dwelling consists of 2 bedrooms with built-in wardrobes, a large open plan kitchen and lounge, separate dining room (or possible 3rd bedroom), family size bathroom/laundry plus a separate toilet. Externally, the rear yard is predominantly level and securely fenced. There is a handy garden shed, allocated open parking space for one vehicle plus extra parking space just metres away. Conveniently located to the Australian Maritime College and UTAS (Newnham Campus) the Mowbray shopping hub is also just a couple of minutes away by car. Currently let at \$340 per week vacant possession can be arranged if required. Launceston Council rates approx. \$1412 per annum TasWater rates approx. \$1400 per annum Body Corporate fees approx. \$1200 per annum. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."