

**18 Julie Crescent, Newnham, TAS, 7248**

**House For Sale**

Thursday, 28 November 2024



**18 Julie Crescent, Newnham, TAS, 7248**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Richard Bailey  
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## Solid family Home with West-Facing Views

Located in a convenient and family-oriented area, this solid 3-bedroom home offers a fantastic opportunity for families or investors. With lovely views to the west, established gardens, and a versatile layout, this property is packed with potential and perfectly positioned close to schools, transport, and local amenities.

- 3 bedrooms with built-ins: Two bedrooms enjoy west-facing views
- Open-plan living: The kitchen, dining, and living areas create a functional and inviting space for daily living.
- Heating options: Choose between two heat pumps or the cosy ambiance of a wood heater.

- Outdoor highlights:

- o Front balcony with western views, perfect for enjoying the sunsets.
- o Small covered porch off the kitchen, a warm, sheltered spot leading to the secure backyard.
- o Brick cubby house in the backyard, sure to delight children.

- Under-house garage/workshop: A large space for parking, storage, or hobbies.
- Established gardens: Lovely front garden beds with roses that add character to the property.

- Convenient location:

- o Close proximity to schools, the Maritime College, and public transport.
- o 5 minutes to Mowbray Shopping Centre.
- o 10-15 minutes to Launceston's CBD.
- o Close to local shops and amenities

This well-positioned home offers practicality, potential, and a family-friendly setting. While it could benefit from a cosmetic refresh, it's a solid foundation for a comfortable lifestyle or a rewarding investment. Explore the possibilities and make it your own!

Council Rates approx. \$1600 p.a.

Water Rates approx. \$1200 p.a.