

# 33 Laver Grove, Newnham, TAS, 7248

## House For Sale

Wednesday, 18 December 2024

33 Laver Grove, Newnham, TAS, 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Modern living combined with solid foundation

Situated on an expansive 816m<sup>2</sup> block in a quiet and sought-after street, 33 Laver Grove offers a blend of modern living, comfort, and endless potential. This solid brick, single-level home has been beautifully updated, making it move-in ready for its next owners.

### Key Features

#### Stylish Renovations:

- Brand-new kitchen with high-end appliances and sleek finishes.
- Polished timber flooring throughout, adding warmth and character.
- Freshly painted interior, providing a modern and inviting atmosphere.
- New downlights installed in all rooms for enhanced lighting and energy efficiency.
- New heating and cooling inverter unit

#### Well-Designed Layout:

Three generously sized bedrooms, all with built-in wardrobes.  
Contemporary bathroom featuring an open shower with premium fittings.  
Separate toilet for added convenience.

#### Outdoor Appeal:

Recently installed undercover verandah, perfect for entertaining or relaxing year-round.  
West-facing front porch offering stunning sunset views with a backdrop of city lights. The single car garage provides lock up and leave potential for any vehicle and provides extra storage for any assets.

#### Location Highlights

Enjoy the convenience of living just 15 minutes on foot from Mowbray's shopping precinct, which includes supermarkets, cafes, and local businesses. Walk to UTAS mowbray campus and the TAS Tafe campus is also within walking distance. The Launceston CBD is a quick 5-minute drive, making this property ideal for families, students and professionals alike.

#### Development Opportunities

The large block provides a range of possibilities for future enhancements:

- Add a granny flat for additional accommodation.
- Build a spacious shed for hobbies or storage.
- Extend the existing home to suit your growing needs.

Or explore the potential to combine all three options.

Be quick to book your private inspection today.