

74 Viewbank Rd, Newnham, TAS, 7248



House For Sale

Friday, 15 November 2024

74 Viewbank Rd, Newnham, TAS, 7248

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Jess Christmas and Michael Walsh

0363378000

Classic Family Home

This neat and tidy 1988 brick home sits in a quiet yet convenient pocket of Newnham and is perfect for those looking for a classic family home with lovely views of the Tamar River.

Offering a practical floor plan with 4 bedrooms including the main bedroom with ensuite, central bathroom, spacious sunny lounge room with split system heating and cooling, dining, kitchen and internal laundry. Internal stairs provide convenient access to the single garage and ample under house storage area. Outside, the generous deck creates a perfect entertaining area enjoying the river views and the leafy yard provides privacy and plenty of space for kids or pets to stretch their legs. Apart from the garage, there is additional parking space for at least 2 further vehicles, or boat or camper.

Close to the TAFE, university & maritime college, this much-loved home is perfect as a low-maintenance investment, downsize option or first home. Ideally located near public transport, local shops and schools and just 10 minutes to the CBD, this property has something for everyone and is sure to impress.

74 Viewbank Road at a glance:

- Spectacular river views from a generous deck
- 4 Bedrooms, 2 Bathroom, large sunny living room & separate dining area
- Garage with internal access and under house storage
- Fenced, pet & child friendly leafy yard
- Off street parking options
- Walking distance to schools, shops and transport
- Estimated rental return of around \$520 per week

Additional information:

- Year built: 1988
- Land: 923sqm
- House: 149sqm
- Council: Launceston City
- Heating: Mitsubishi Heat Pump
- Rates: Approx \$1,800pa
- Water: Approx \$1,100pa plus usage