

# 4/263 Back River Road, New Norfolk, Tas 7140

## Unit For Sale

Tuesday, 7 January 2025

4/263 Back River Road, New Norfolk, Tas 7140

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: Unit**



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## Buyers Guide \$410,000 - \$460,000\*

This modern, standalone villa, built in 2017, offers the perfect balance of comfort and low-maintenance living. Step inside to discover a light-filled open-plan layout, seamlessly combining the kitchen, dining, and living areas, all kept comfortable year-round with a reverse cycle heat pump. The home features two bedrooms, each with built-in wardrobes for practical storage. The bathroom includes both a separate shower and bath for convenience. Outside, the easy-to-maintain yard provides a functional space for outdoor enjoyment, while the single carport ensures convenient, covered parking. Located close to schools, shops, and transport, this property is an excellent choice for first-home buyers, downsizers, or investors. Currently tenanted until Feb 2025 at \$370pw. Move in and enjoy a home that's both practical and comfortable, offering all the essentials in a convenient location.\* Please note: All measurements are approximate, and any critical details should be independently verified. While every effort has been made to ensure accuracy, no guarantees are provided, and no liability will be accepted for any discrepancies. Interested parties are encouraged to conduct their own investigations to confirm all information to their satisfaction.\*\* This property is listed as a buyer's guide; we recommend an inspection if you are considering a purchase in this range.\*\*\*Some images may include digitally staged furniture for illustrative purposes. Disclaimer provided by PRD Hobart.