

Sold



18 Riverdale Gr, Newstead



## Charming Position - Open Home Saturday 14th December, 10.30am-11.00am

Hidden away in a prestigious pocket of Newstead lies 18 Riverdale Grove, just 7 minutes' drive from Launceston's CBD, this updated 1947 home is a lady with lots of charm.

Just 6 minutes' walk and 2 minutes' drive from Scotch Oakburn College and conveniently located just a couple of minutes' drive from Newstead's shopping precinct, which includes a supermarket, doctor's surgery, chemist and all amenities.

This property has been a much loved family home for many years boasting 3-4 bedrooms, main bedroom is very spacious with en-suite and plenty of storage. The kitchen has been tastefully updated and leads out to a combined living-dining space.

Windows throughout the home are all double-glazed and it's a home that feels very cosy with lots of sun, warmth and light. The home has an attractive neutral colour palate throughout, everything is neat and well looked after and the property just has a lovely feel.

Reverse cycle, gas central and closed wood-fire heating. Single lock-up garage with power, single car-port, 2 off-street spaces, NBN, roof insulation, garden

🏠 4 🛏 2 🚗 4 📏 714 m2

**Price** SOLD for \$430,000

**Property Type** Residential

**Property ID** 292

**Land Area** 714 m2

**Floor Area** 123 m2

### Agent Details

#### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



watering system, roof storage cavity in fourth bedroom. Suitable for first and second home buyers, investors and downsizers.

Set on 714m<sup>2</sup> of land, the surrounding lawns and gardens are just stunning and certainly add to the home's appeal.

Built: 1947

Building Size: 123m<sup>2</sup>

Land Size: 714m<sup>2</sup>

Council Rates: Approx. \$1600 per year

Water Rates: Approx. \$1100 per year

Rental Estimate: \$450-\$490 per week

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.