

Sold



9 Arnold St, Newnham



Calling First Home Buyers, Investors and Retirees

Misleading from the street this neatly presented home is conveniently located only 10 minutes drive from Launceston CBD and a stone's throw from the Australian Maritime College. The block is a considerable size while the house itself has the low maintenance feel of a villa unit, appealing to those looking to downsize.

Built back in 1972 the floorplan here is simple but highly practical with some lovely improvements throughout including a new bathroom, carpet, paint and light fittings. The kitchen/dining area is most likely original with a classic cork floor and patterned splash back tiles making it a perfect 'first time' renovation project.

Two of the bedrooms are spacious (only the master has a built-in) while the third bedroom would be ideal for a single bed or study. The impressive bathroom has been fully renovated with a beautiful deep bath, shower and vanity. There is also the convenience of a separate toilet and a surprisingly spacious laundry room.

A sunny undercover back deck is perfect for barbeques with friends while the fully fenced backyard allows for children and pets to play safely. The freestanding double garage has remote control access and there is a garden

3 1 2 642 m2

Price SOLD for \$393,500

Property Type Residential

Property ID 380

Land Area 642 m2

Floor Area 96 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



shed for extra storage. The expansive front yard is a blank canvas for someone keen to further establish the garden and there is plenty of lifestyle appeal with this property.

A 'Pre-Purchase Building Inspection Report' has already been completed for buyer convenience and there are no major defects to address.

Please be advised the Vendor may require a 60 – 90 day settlement depending on offer conditions so call Rae to find out more on 0455 455 300.

Rental Appraisal \$400 - \$450 per week

Annual Launceston City Council Rates - \$1534.00 approx

Annual Taswater Rates \$1001.00 approx + usage

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.

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