



39 Amy Rd, Newstead



## ‘Hebden’ – Something Special in Newstead

Set over an expansive block with magnificent established gardens, there is an incredible amount on offer behind the front fence at 39 Amy Road.

Built in 1925, this stunning character home would best suit occupants wanting room to move, while Launceston City Council have indicated that the substantial land size may allow for future development (STCA).

This unique property is a remarkable offering in the current market, combining quality accommodation in a premium location. The spacious floorplan of the home is misleading from the street, with a bathroom and five bedrooms (or four plus a second living room) leading off an impressive entry hall.

The centrally located kitchen is the heart of the home, complete with gas/electric cooking, dishwasher and the convenience of a butler’s pantry. Flowing from the kitchen to the rear of the home, is a vast open plan living area complete with a newly renovated bathroom and separate laundry.

Exquisite original features are still on show throughout the home, including ornate doors and fireplaces, pristine leadlight windows and impressive timber floors. These features perfectly complement modern improvements, such as central ducted gas heating, quality stainless kitchen appliances and bathroom floor heating.

5 2 8 2,085 m2

**Price** SOLD for \$1,040,000

**Property Type** Residential

**Property ID** 434

**Land Area** 2,085 m2

**Floor Area** 193 m2

### Agent Details

Paul Flanagan - 0408 139 862

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

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At the back of the home there is a paved undercover area ideal for entertaining family and friends, and the feeling of a 'secret' garden complete with children's play equipment set amongst the trees.

The excellent location is a major drawcard here, within a short drive to the CBD or walk to some of Launceston's best schools, cafes and services. This property offers something truly special so call Paul or Rae today to arrange an inspection.

LCC Rates \$2458.40 approx.

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