

Sold



7 Helenwood Gr, Newnham



Much more than meets the eye

This smartly presented home is a rare find in the current market, offering comfort and convenience in a quiet, established neighbourhood. Buyers will be impressed by the original 1960's timber features, perfectly complementing the quality modern improvements throughout.

Appearing relatively compact from the street, this home offers a surprisingly spacious floorplan, comprising three bedrooms (two with built-ins), a front sunroom plus a study/possible fourth bedroom adjoining the master.

The open plan kitchen is modest but highly functional with excellent potential for a future upgrade. The dining and living zones are comfortable and sunlit and there is the added bonus of a central, multi-use space ideally suited as a walk-in pantry. The colour palate in this home is fresh and neutral, with new light fittings and the winning combination of polished timber floors and carpet completing the interior picture. The home is efficiently temperature controlled by both a reverse cycle air conditioner and a electric heater, with the added convenience of a recently installed heat/cooling transfer system.

There is an abundance of storage options on offer here, including a significant space under the house with a powered workshop area and a good size garden

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Price	SOLD for \$510,000
Property Type	Residential
Property ID	571
Land Area	668 m2
Floor Area	143 m2

Agent Details

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shed. Parking is also taken care of, with a remote access single garage plus a double carport, allowing for numerous vehicles to be parked securely. The gardens are well established, and the fully fenced backyard provides an ideal space for children and pets to play safely. There is even an aviary for any keen bird lovers.

Located within an easy ten-minute drive to Launceston CBD and a stone's throw from the Newnham shopping precinct, this property is one not to be missed.

Be advised a Pre-Sale Building Inspection Report has already been completed for buyer convenience.

Annual Launceston City Council Rates: \$1,885.33

Annual Taswater Rates: \$1,249.68 approx. + usage

Current Weekly Rental Appraisal \$470.00 - \$520.00 Property Wise Launceston

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