

Unit 2/14 Carlton St, New Town, TAS 7008

Sold - 29/03/2023

House 2 1 1



## New Town Villa - Premium Location

This superb brick and tile, two bedroom villa unit is ideally located within very close proximity to the recently upgraded Augusta Road shopping precinct and only minutes from the New Town shopping centres, convenient living at its best. A wonderful opportunity for those looking for a comfortable home or investment.

**Open for Inspection**

By Appointment.

Situated in a lovely, sought after position, set back from a popular street on a level, private allotment with a large well-established garden including some beautiful rhododendrons.

The open plan living/dining area is light and airy with large windows capturing the all day sunshine and overlooking the garden.

The sunny kitchen has ample bench space with timber cabinetry and adjacent to the separate laundry which provides easy access to the fully fenced, private, rear garden.

Two spacious bedrooms, both with built in wardrobes, enjoy a leafy outlook and are serviced by a roomy bathroom which includes a bathtub and separate shower. Neutral tones are used throughout to add to the sense of space as well as giving the new owner a blank canvas to add personal touches.

A sealed driveway provides easy vehicular access to this private villa, which is just one of two on the allotment and the larger than normal private garden is ensuring a nice buffer from the neighbours.

This well maintained villa represents a very solid investment given its highly coveted city fringe location, avail yourself of recreational pursuits right on the doorstep or stroll to cafes in the vicinity.

Your early inspection is recommended, call Gary now for a private viewing.

Please note some photos have been digitally altered for privacy and marketing purposes.

### Listed By

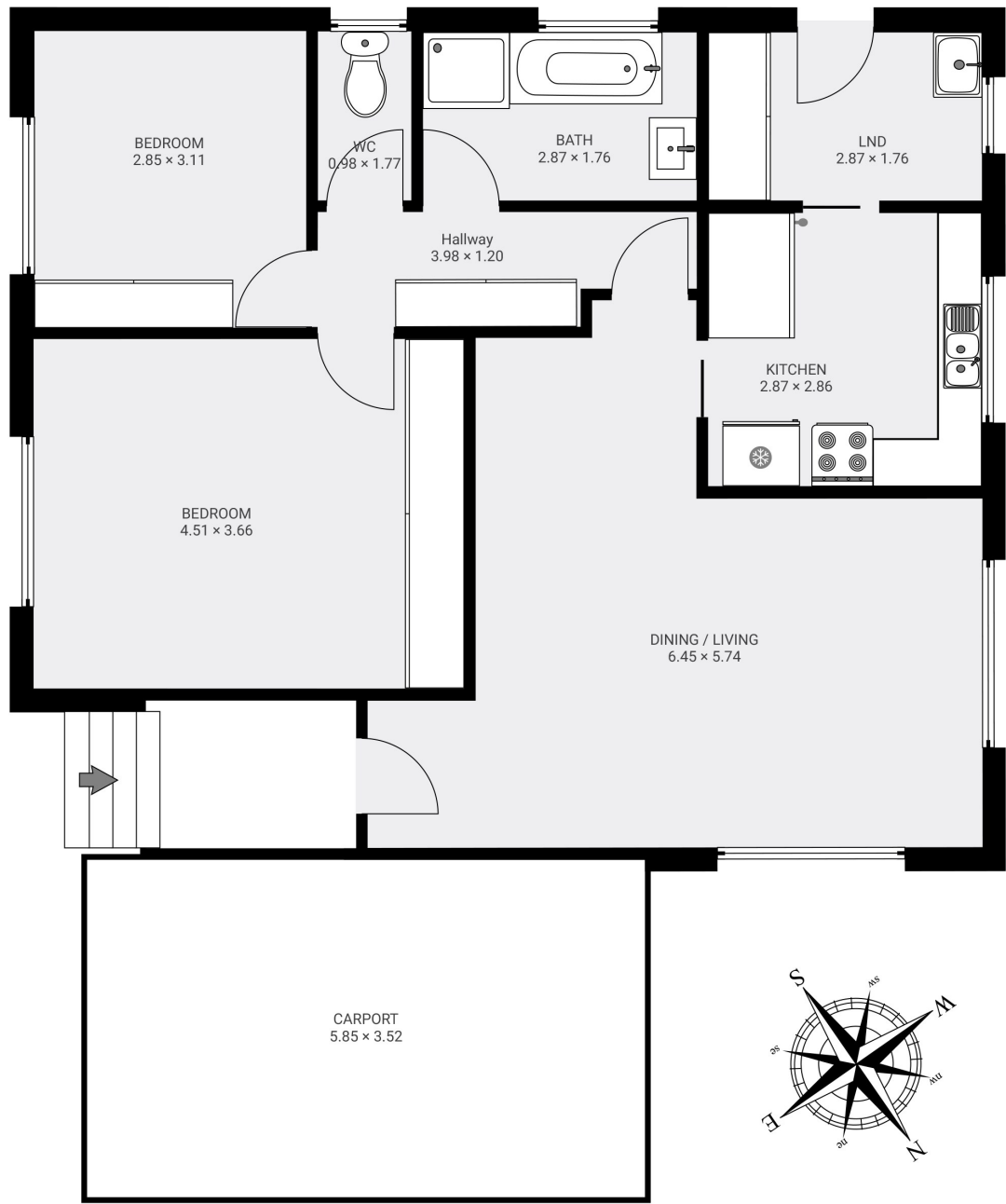
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Floorplan

▼ Ground Floor

TOTAL AREA: 88.63 m<sup>2</sup> • LIVING AREA: 86.71 m<sup>2</sup> •



This Floor-plan should be used as a guide only for marketing purposes.