



8 Springvale Avenue NEW TOWN, TAS



NEW TOWN CHARACTER-FILLED FAMILY HOME

Offered on the market for the first time in 48 years, this charming circa 1925 family home has great street appeal and is desirably located in a quiet, no through street in one of Hobart's most sought after suburbs.

Set across one level, the well laid out floorplan provides a generous living room, kitchen and dining room with adjacent north facing sunroom that is bathed in morning sunlight. Three double bedrooms, two with BIR are serviced by a central bathroom and separate WC and the laundry completes the floorplan.

Positioned on a near level allotment of 696m2 that backs onto New Town High School, the rear yard is well fenced and safe for children and pets and there is an undercover outdoor entertaining area. A shed with WC, garage and woodshed provides additional amenity for the

Council Rates: \$1,750.00/year (approx)

Water Rates: \$1,000.00/year (approx)

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Property Consultant

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Floor Area approx: 118sqm

This floorplan is a sketch for illustration only
 Not to scale
 All measurements are internal and approximate
 Produced by open2view.com for Ripple Realty