



94 Benjamin Terrace, New Norfolk

Under Construction: Brand-New Turn-Key Build with Dual-Dwelling Potential

Secure this brand-new residence actively under construction by CUNIC Homes at 94 Benjamin Terrace, New Norfolk. Positioned on a 558m² corner block, this property includes conceptual blueprints for a fully self-contained, two-bedroom secondary dwelling (STCA) with separate street frontage.

Financial Advantages

First Home Buyers: Eligible for the \$20,000 First Home Owner Grant.

Investors: Maximize tax depreciation and optimize negative gearing on a brand-new asset, with a ready-made blueprint for future dual-income yield.

Strong Returns: Projected rental estimate of \$670-\$700 per week, making this an exceptional high-yield opportunity once both dwellings are realized.

The Main Residence

Layout: 3 bedrooms, 2 bathrooms, including a master suite with

3 1 3

FOR SALE

Offers Over \$700,000

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



private ensuite and walk-in robe.

Open-Plan Living: Seamless kitchen, dining, and living zone with a reverse-cycle heat pump.

Turn-Key Finish: Complete with landscaping, fencing, window furnishings, and a secure single garage with internal access.

Premium Efficiency: 6.1-Star energy rating, double-glazed Clark Windows, R5.0 ceiling, and R2.5 wall insulation.

Quality Build: Austral Access "Bay" face brick and durable Colorbond Custom Orb roof.

Dual-Dwelling Potential (STCA)

Separate Street Frontage: The proposed secondary dwelling has its own street frontage, providing excellent separation, privacy, and independent access from the main residence.

Layout: Draft plans available for a 2-bedroom, 1-bathroom rear granny flat featuring open-plan living, dedicated laundry, and an independent entry.

Nestled in the scenic Derwent Valley, you get peaceful riverside living while remaining highly commutable to Hobart.

Note: Primary imagery is an artist's impression; construction is rapidly progressing on-site.

Contact me today to discuss the build progress and explore the plans in detail!

MORE DETAILS

Property ID	WNJ1F
Property Type	House
House Size	122 m2
Land Area	558 m2

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