



96 Benjamin Terrace, New Norfolk

Construction completing in November, Brand-New Executive Living Meets Architectural Style

Designed to deliver maximum comfort with minimum upkeep, 96 Benjamin Terrace presents an exceptional opportunity for first-home buyers, downsizers, and astute investors alike. Built by Andrew Walter Construction as one of just two premium residences in this small development, this brand-new home makes a bold statement with its striking white architectural facade, light-filled layout, and key structural upgrades.

Key Property Highlights:

- Boutique Quality: Built by Andrew Walter Construction with a bold, modern black exterior design.
- Spacious Living & Dining: Generous 128.6 m²; internal floor plan featuring floating timber-look floors through the entry, lounge, kitchen, and dining zones.
- 3 Bedrooms, 2 Bathrooms: Includes a private master suite complete with a dedicated dressing room, stylish ensuite, and direct access to the front verandah. Bedrooms 2 and 3 feature built-in robes and soft carpet underfoot.
- Chef's Kitchen & Pantry: Outfitted with premium joinery, sleek splashback, under-bench oven, cooktop, dishwashing facilities, and a

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FOR SALE

Offers Over \$665,000

VIEW

By Appointment

AGENTS

Nitin Joshi
0452 106 293
njoshi@ljhpinnacle.com.au

Nicholas Emery
0439 554 623
nemery@ljhpinnacle.com.au

AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

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dedicated walk-in pantry.

- Outdoor & Storage Solutions: Includes a covered deck, front verandah, and a separate 21.3 m² shed for additional storage or workshop space.

Valuables for First Home Buyers:

- Turnkey & Move-In Ready: Zero immediate work required—enjoy brand-new fittings, modern insulation, and low-maintenance materials from day one.

- Comfort & Efficiency: Engineered to Climate Zone 7 standards with double-glazed aluminium windows, R4.0 ceiling insulation, R2.0 wall insulation, and mains-wired interconnected smoke alarms for ultimate peace of mind.

- Liveable Housing Standards: Designed with a Hobless step-free main shower and reinforced bathroom walls to support long-term accessibility.

Valuables for Investors:

- High Rental Appeal & Prestige: Low-maintenance slab construction, Colorbond cladding elements, and quality construction by Andrew Walter Construction keep ongoing maintenance costs low while driving strong demand. Estimated rental appraisal: \$630–\$650 per week.

- Depreciation & Efficiency: Maximum tax depreciation benefits for a brand-new build, backed by a BAL-19 bushfire rating and modern energy-efficiency compliance.

- Practical Site Layout: Set on a 609.8 m² block with a low 30.3% site coverage, leaving dedicated primary private open space and secure parking options.

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

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

MORE DETAILS

Property ID	Y3J1F
Property Type	House
House Size	154 m ²
Land Area	609 m ²
Including	Ensuite
	Air Conditioning
	Toilets (1)
	Courtyard
	Built-in-Robes
	Secure Parking
	Fully Fenced

Nitin Joshi 0452 106 293

Property Representative | njoshi@ljhpinnacle.com.au

Nicholas Emery 0439 554 623

Property Representative | nemery@ljhpinnacle.com.au

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402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au



