



7/34-54 Humphrey Street, New Norfolk

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Fully renovated, private and low maintenance unit

Tucked away behind secure gates, this beautifully renovated two-bedroom apartment offers privacy, comfort and convenience just minutes from the heart of New Norfolk.

Fully fenced, gated and wheelchair friendly, the home has been thoughtfully upgraded throughout. The kitchen and bathroom have been renovated, complemented by new wiring and electrics, modern wall oven and cooktop, additional power outlets, energy-efficient LED lighting and a new hot water cylinder - all contributing to lower running costs. The bathroom has been completely rebuilt, including waterproofing, a rain-head shower and contemporary vanity.

The master bedroom is a calm and private retreat, featuring built-in wardrobes, additional storage and double sliding doors. Both bedrooms enjoy excellent natural light, with afternoon sun warming the home, while double-glazed windows, excellent insulation and a Daikin heat pump ensure year-round comfort. NBN is already installed for easy connectivity.

Outdoor living is a standout, with generous open entertaining areas at both the front and rear - perfect for barbecues, gardening or simply

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

enjoying the peace and quiet. A separate lock-up garage plus two additional off-street parking spaces add rare practicality.

Set among mountain views, established gardens and New Norfolk's stunning heritage buildings, the property enjoys a friendly neighbourhood atmosphere and a walk-to-everything location, with schools, transport, the vibrant township and The Agrarian Kitchen all just moments away.

A private, low-maintenance sanctuary in one of the Derwent Valley's most loved locations.

All that's left to do is move in and unpack! The hard work has already been done. An ideal opportunity for investors, downsizers or those securing their first home.

Rates: \$1,010 P/A (approx.)

Body Corp: \$1,272 P/A (approx.) - paid quarterly

Rental Estimate: \$410,000 - \$430 P/W

MORE DETAILS

Property ID	HNJ1F
Property Type	Unit
House Size	78 m2
Land Area	129 m2
Including	Balcony Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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