



# FOR SALE

## BRAND SPANKING NEW HOME - PERFECT HOME OR INVESTMENT - AVAILABLE NOW!

**BRAND SPANKING NEW** - Perfect Home or Investment opportunity - Price reduction to Offers over \$495,000!

Rare opportunity to purchase a brand new home in popular new sub-division in New Norfolk, only 5 minutes to the Town centre. The benefits of these new homes include fully insulated walls, floors and ceilings, and in conjunction with the double glazing and efficiency of reverse cycle heating and cooling will remain a very cost effective home to heat and cool offering excellent comfort with minimal running costs. The LED lights throughout ensure a bright and light environment again with minimal running costs.

There are two homes available on a "non-active strata" meaning no strata fees as the only shared service is a small section of the new driveway. Featuring a very private fully fenced backyard, 3 bedrooms with built-ins, double glazed windows, brand new appliances including reverse cycle heat pump, oven, hotplates, dishwasher and rangehood with new flooring and blinds featuring throughout. Contemporary in design, the home has been well positioned to make the most of the morning, midday and afternoon sun ensuring a light and bright feeling within the home throughout the day. The land component of the property is approximately 385m2, which is larger than a typical Strata property in the area, with no active strata or annual fees for such. Privately positioned in a private driveway your privacy is assured with a carport, 2nd off street park and a shared visitor park.

An independent appraisal has determined a rental value of \$515 to \$535 per week. Please contact Ben for further information.

Title due June 2025, available to purchase now!

**3 BED | 2 BATH | 1 CAR**

### PRICE:

Offers over \$495,000

### OPEN FOR INSPECTION:

Aug 16 at 11:30am - 12:00pm



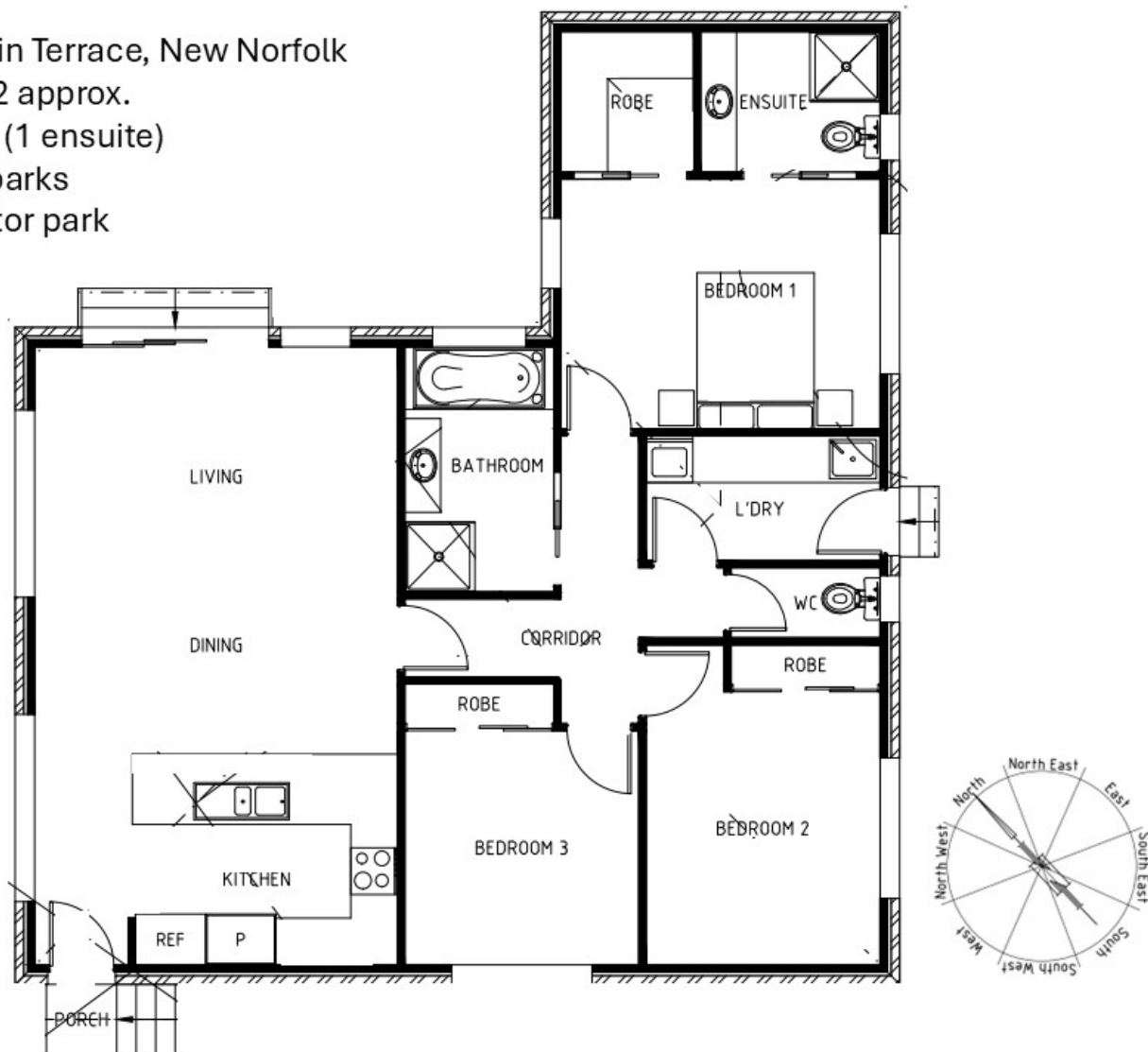
**Ben Palmer**

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[hobarthomes.com.au](http://hobarthomes.com.au)

1/82 Benjamin Terrace, New Norfolk  
Home 113m2 approx.  
2 bathrooms (1 ensuite)  
1 carport, 2 parks  
1 shared visitor park



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.