



# FOR SALE

## BRIGHT, MODERN & CONVENIENT IN NEWLANDS

This well-presented three-bedroom, one-bathroom home offers a smart and comfortable lifestyle in the heart of Newlands. Set on a fully fenced 190sqm\* section with an 89sqm\* floor area, it's an ideal option for first-home buyers, young families, or investors. Open-plan living and dining connect seamlessly with a tidy, sun-filled kitchen, while the north-facing deck provides a great space to relax or entertain. Two upstairs bedrooms enjoy excellent natural light, with a third bedroom on the main level offering flexibility for families, guests, or working from home. Fully insulated and equipped with a heat pump, the home is warm and welcoming year-round. With off-street parking, a separate laundry, a garden shed for extra storage, and easy access to schools, shops, parks, and public transport, this home delivers everyday convenience in a well-connected location.

### Key Features

- \*Three double bedrooms with built-in wardrobes
- \*There is a bath with a shower over it
- \*Light-filled open-plan living and dining
- \*Functional, tidy kitchen with great natural light
- \*North-facing deck for sunny outdoor living
- \*Fully insulated with a heat pump for year-round comfort
- \*Carpet and vinyl flooring for easy living
- \*Fully fenced, 190sqm\* section, ideal for children or pets
- \*Garden shed providing additional outdoor storage
- \*Off-street parking and separate laundry
- \*Walking distance to schools, parks, shops, and public transport

This is a great opportunity to secure a well-located home offering comfort, flexibility, and lifestyle in a popular Newlands setting. Homes of this quality and location are always in demand. Act quickly to secure yours.

For sale by deadline closing 6th of March at 2pm (unless sold prior).

3 BED | 1 BATH | 1 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

Mar 15 at 11:15am - 11:45am



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