



## 33 Roberts Crescent, NEWNHAM, TAS 7248

A Rare Find in Newnham – Large Land, Workshop & Dual Access

Set at the end of a quiet cul-de-sac in one of Newnham's most popular pockets, 33 Roberts Crescent is a rare offering that combines privacy, space and sweeping Tamar Valley and water views. Bathed in sunshine and positioned on an exceptional 3,338 square metre allotment with dual access, this property delivers a lifestyle opportunity seldom found so close to schools, shopping and everyday conveniences.

The home itself is low maintenance and thoughtfully designed, with open plan living where the kitchen, dining and lounge flow seamlessly together, creating a welcoming heart of the home. Comfort is assured year-round with a heat pump and insulation to the ceiling and walls, while the large master bedroom features its own ensuite, complemented by a spacious main bathroom and a separate laundry. Step outside to the private outdoor deck, an ideal place to relax or entertain while taking in the elevated outlook across the Tamar Valley.

What truly sets this property apart is the impressive workshop, complete with roller doors at both ends and its own toilet. Whether you need space for machinery, large vehicles, boats or trailers, or you're looking to operate a business from home, this versatile setup offers outstanding flexibility and potential.

Sunny, private and exceptionally well located, with land size and infrastructure rarely available in this area, 33 Roberts Crescent represents a unique opportunity to secure space, views and lifestyle in a tightly held Newnham location.

- Land Area 3,338.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Car Parks: 1
- 6 car garage
- Single carport

**TYPE:** For Sale

**INTERNET ID:** R24853617

**SALE DETAILS**

**Offers Over \$799,000**

**CONTACT DETAILS**

**REX Launceston**

54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Sam Woolcock**

0400813033

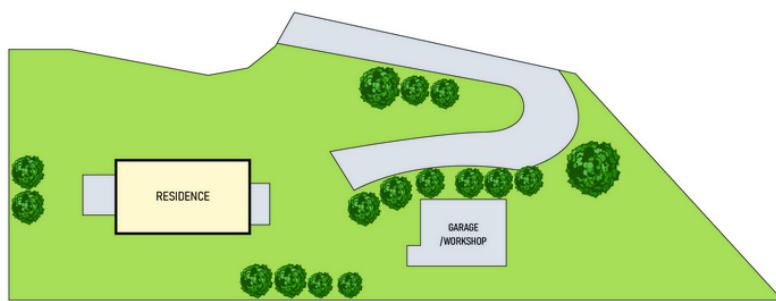












Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.