






**Sold**

113 Abbotsfield Road, Claremont

2  1  1 

## Sold Off Market!

Positioned in a convenient and growing pocket of Claremont, 113 Abbotsfield Road presents an excellent opportunity for first home buyers, downsizers, or savvy investors seeking comfort, simplicity, and value.

This well-maintained two-bedroom home offers a practical and functional layout, with both bedrooms generously sized and filled with natural light. The central bathroom is neat and accessible, servicing the home with ease.

The living area provides a warm and inviting space to relax, flowing through to a tidy kitchen with ample storage and scope to update or personalise to your taste. The home sits on a manageable block, offering low-maintenance outdoor living with potential to further enhance or landscape.

Conveniently located just minutes from local shops, schools, public transport, and essential services, this property ensures an easy lifestyle with everything you need close at hand. Hobart's CBD is also within comfortable commuting distance, making this an appealing option for those balancing work and lifestyle.

**FOR SALE**  
\$540,000.00

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | P2J1F                                      |
| Property Type | House                                      |
| House Size    | 100 m2                                     |
| Land Area     | 630 m2                                     |
| Including     | Air Conditioning<br>Deck<br>Built-in-Robes |

**Ben Ayers 0417 518 608**

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