



134 Box Hill Road, Claremont

## Comfort, convenience & energy efficiency

Situated on a 581sqm block in a well-established area, this solid brick veneer home built in 1992 offers comfort, practicality, and energy-saving benefits. Ideal for families, first home buyers, or investors, it boasts three generously sized bedrooms, all with built-in wardrobes and fresh new carpet throughout.




The renovated bathroom is stylish and modern, complemented by both a wood fire and heat pump to keep the home comfortable year-round. Step outside to enjoy a sunny deck, perfect for entertaining or relaxing in privacy.

A standout feature of the property is the 16 solar panels, helping reduce energy bills and improve sustainability. The double garage provides secure parking and ample storage space.

Located close to schools, shops, and public transport, this well-maintained home is ready for its next chapter.

### Key Features:

- Three bedrooms with built-ins
- Renovated bathroom

3  1  6 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Pinnacle Property  
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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**

- Wood heater & heat pump
- New carpet throughout
- 16 solar panels
- Sunny deck for outdoor living
- Double garage
- 581m<sup>2</sup>; block
- Built in 1992

Don't miss this opportunity to secure a comfortable, low-maintenance home in popular Claremont!

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

### MORE DETAILS

Property ID	2TJ1F
Property Type	House
House Size	124 m <sup>2</sup>
Land Area	581 m <sup>2</sup>
Including	Air Conditioning Fire Place Deck Built-in-Robes

#### Phil Ayers 0407 868 345

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This floorplan is for marketing purposes and is to be used as a guide only.

