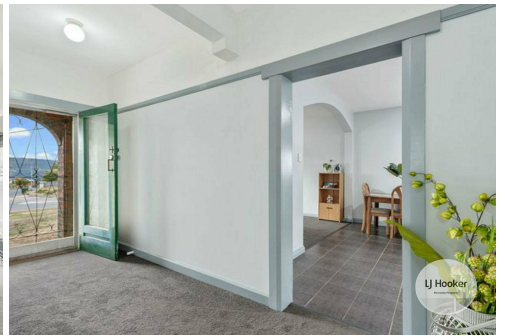
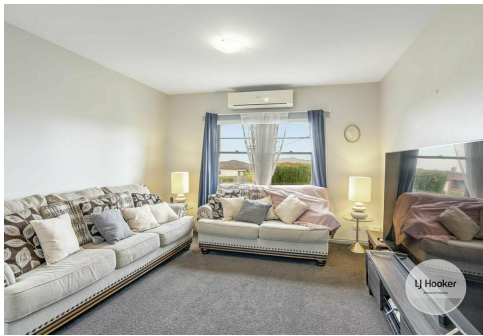




**LJ Hooker**  
Pinnacle Property



## Claremont, 137 Abbotsfield Road

Your next Investment opportunity with 5.1%+ ROI

All the hard work has been done at 137 Abbotsfield Road, Claremont! This tastefully renovated three-bedroom family home is ready for you to move in and enjoy.

- Rental Income: \$580/week until April 2026
- Tastefully renovated three-bedroom family home
- Updates including new carpet, Sparkling recently updated kitchen
- Three comfortable bedrooms, each with built-in wardrobes
- Classic street appeal with a modern interior
- Corner block with dual access and two driveways for easy parking
- Large carport and versatile workshop (converted from a single garage)
- Low maintenance yard
- Fully fenced for added security and peace of mind
- Covered entertaining area
- Close to bus stops

3

1

5

**For Sale**

Offers Over \$590,000

**View**

By Appointment

**Contact**

**Nitin Joshi**

0452 106 293

njoshi@ljhookerpinnacle.com



**LJ Hooker Pinnacle Property Rentals**  
(03) 6272 8177

**Disclaimer:** 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.



- Short 15-minute drive from Hobart CBD

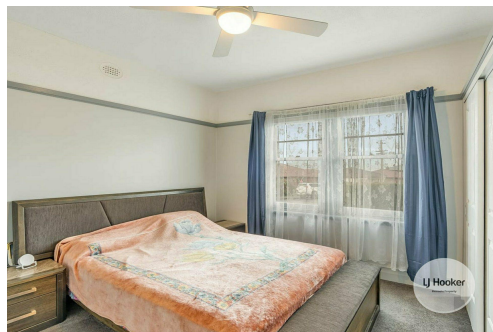
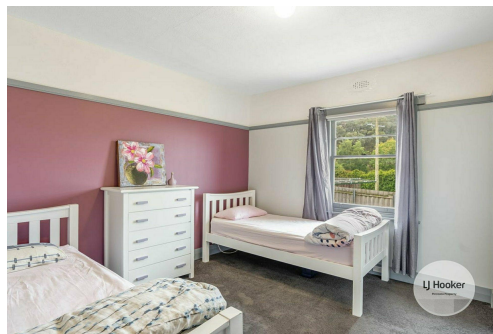
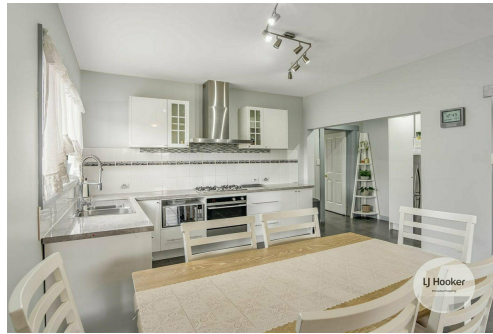
The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

Property ID	5X5TFCS
Property Type	House
House Size	93 m2
Land Area	577 m2
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Fully Fenced

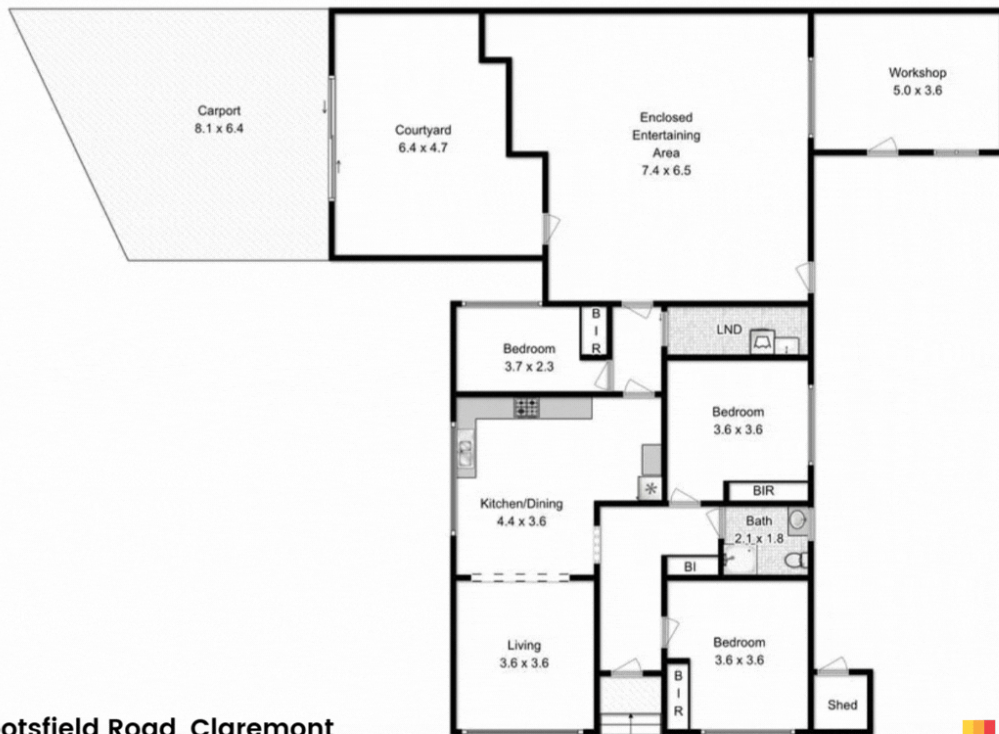
**Nitin Joshi 0452 106 293**  
Property Representative | njoshi@ljhookerpinnacle.com

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### 137 Abbotsfield Road, Claremont

Total approx. floor area: 202 m<sup>2</sup>

Areas and dimensions are approximate and therefore  
this floorplan should only be used for illustrative purposes



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