



# Claremont, 165A Abbotsfield Road Claremont - Fresh Start or Smart Investment...Snap it Up!

Ant's "Fluff-Free" Description...

Looking for a solid first step onto the property ladder or a set-and-forget investment in booming Claremont?

This charming three-bedroom gem is ready to go - just bring your furniture and a healthy dose of excitement about your future.

From the moment you step inside, you'll feel the warm embrace of a home that's big on comfort, smart on layout, and low on hassle.

Why You'll Love It:

\* Three Bedrooms of Possibility



**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.

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**For Sale**  
Offers Over \$575,000

**View**  
By Appointment

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

Two with built-in robes (perfect for stashing everything from winter coats to that ironing pile you'll definitely get to)

Main suite with a walk-in robe and direct bathroom access - no awkward hallway dashes in your towel

**\* Spacious Living & Bay Window Views**

Open-plan living/dining/kitchen zone made for Netflix nights, dinner parties, or a bit of interpretive dance

Gorgeous bay window framing tranquil bushland outlooks (or a front-row seat to watch the neighbours walk their dogs)

**\* Well-Appointed Kitchen**

Loads of storage to hide the air fryer, the slow cooker, and the 47 mismatched Tupperware containers

Generous bench space so you can pretend to be on MasterChef

**\* Two-Way Bathroom**

Relaxing bath and separate shower for maximum versatility

Clever layout so you can sneak out without waking the household

**\* Internal Laundry & Separate Toilet**

Direct yard access to hang the washing in the sun (or dash out in your slippers)

**\* Climate Comfort**

Reverse-cycle air conditioning to keep you cosy in winter and cool in summer

**\* Secure, Low-Maintenance Block**

Private yard with patio area - ideal for BBQs, veggie gardens, or a low-key game of backyard cricket

**\* Brilliant Location**

Moments to Claremont Plaza, schools, parks, and public transport

A quick commute into Hobart - save petrol, save time, and spend more on brunch

**\* Investor Highlights:**

Tidy, low-maintenance property - less tenant drama, more passive income



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Always in demand with families and first home buyers

Set-and-forget potential with solid returns

\* First Home Buyers:

Affordable entry into a growing suburb

Room to add your own style over time (or leave it as-is and spend your weekends relaxing)

A smart move that beats paying rent to someone else

Ready to make your move?

Opportunities like this don't hang around - especially when they tick this many boxes.

Onwards and upwards to your affordable Claremont opportunity!

"I Work Harder - It's THAT Simple!"

Disclaimer: 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	5XR3FCS
Property Type	House
House Size	103 m2
Land Area	691 m2
Including	Air Conditioning Toilets (1) Courtyard Balcony Built-in-Robes

**Ant Manton 0408 621 856**

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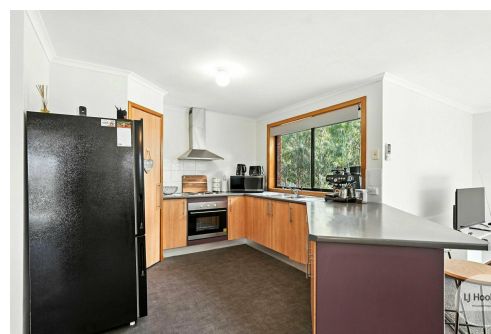
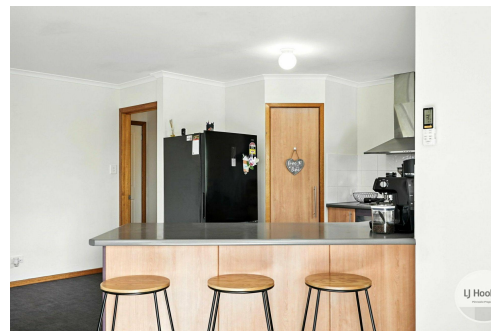
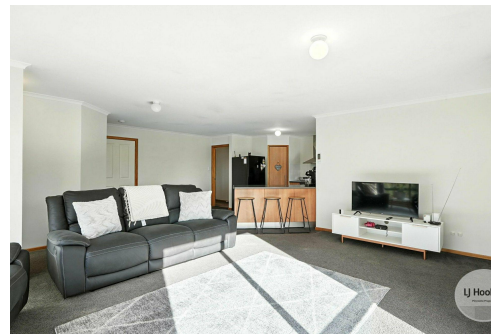
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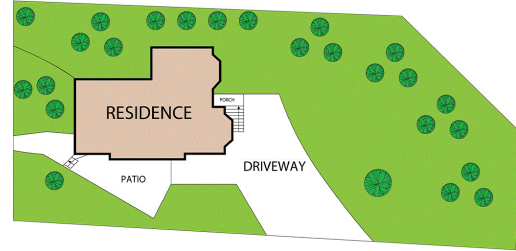
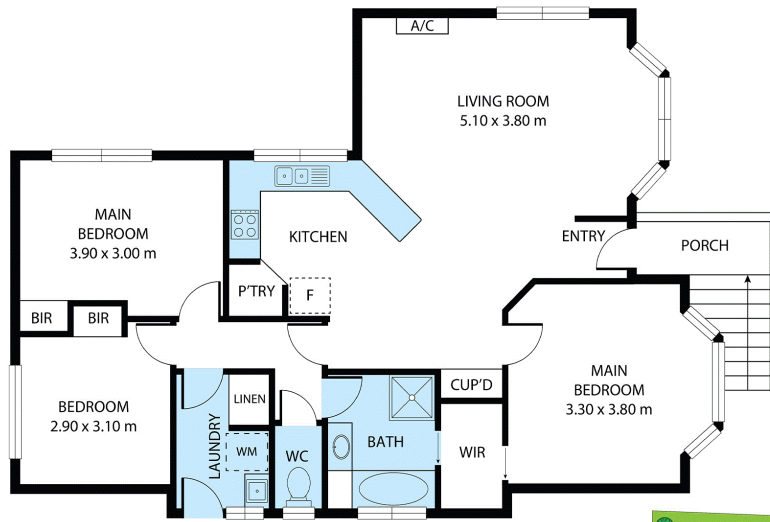
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## 1/165A Abbotsfield Road, Claremont

House area: 107 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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