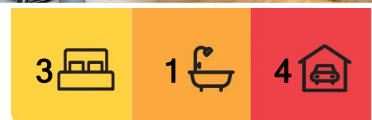


Claremont, 2 Edgar Street

Claremont - A Little Investment Beauty!

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

- * Conveniently located in Claremont - high rental demand area
- * 3 large-sized bedrooms - ideal for tenants seeking space and comfort
- * Big lounge room with plenty of space to relax and entertain
- * Well-laid-out floor plan with kitchen/dining area - attractive to potential renters
- * Modern bathroom - low maintenance and appealing
- * Separate toilet for added convenience
- * Separate laundry room - practical for tenants
- * Private and enclosed backyard - low maintenance, perfect for families
- * Double garage - added security and storage
- * Plenty of off-street parking - a sought-after feature
- * Close to all shops and services - appealing to tenants
- * Near Claremont Plaza for easy shopping trips



For Sale
Offers Over \$449,000

View
ljhooker.com.au/5WQNFCS

Contact
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0408 621 856
antmanton@ljhookerpinnacle.com
Zac Flanagan
0466 685 937
zflanagan@ljhookerpinnacle.com



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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- * Just 14.8KM from Hobart CBD - attractive for city commuters
- * High demand area with a strong rental market
- * Spacious layout and modern features ensure steady tenant interest
- * Competitive rental yield potential
- * Proximity to amenities and the CBD enhances property value
- * Modern bathroom and well-maintained interiors reduce upkeep costs
- * Enclosed backyard and ample parking appeal to a broad tenant base

Onwards and upwards to your next rental property!

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

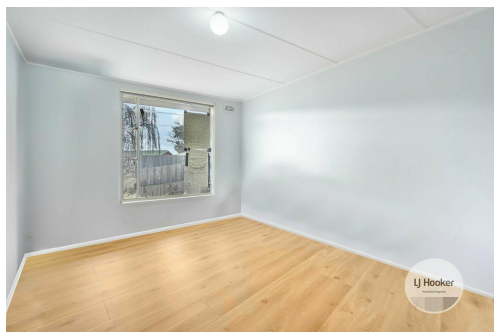
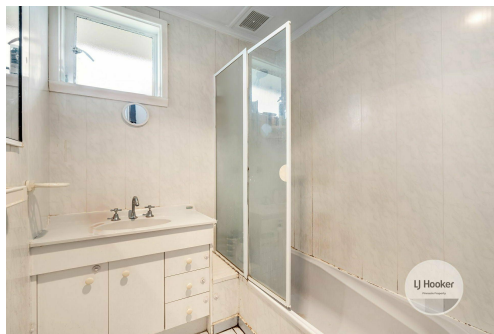
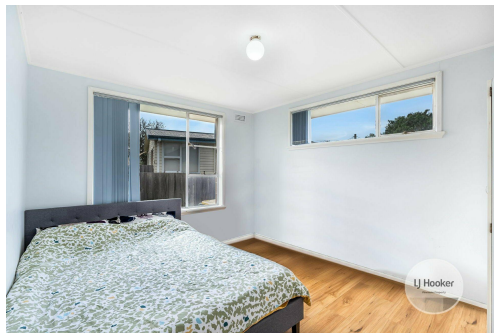
Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

More About this Property

Property ID	5WQNFCS
Property Type	House
House Size	100 m ²
Land Area	599 m ²
Including	Air Conditioning Toilets (1) Secure Parking Fully Fenced

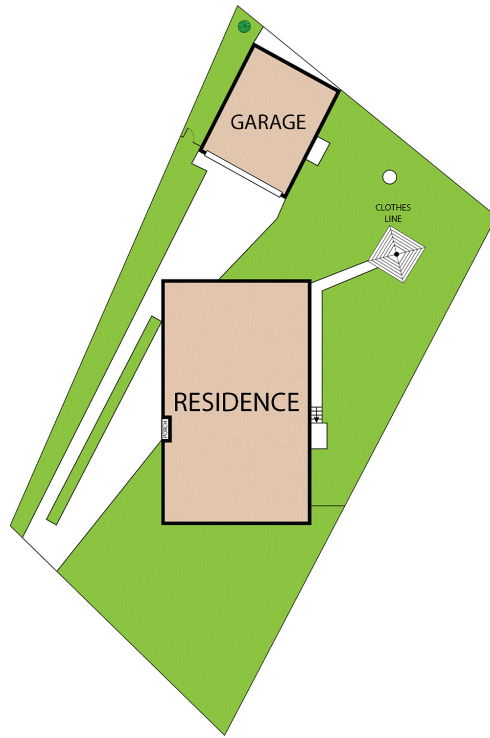
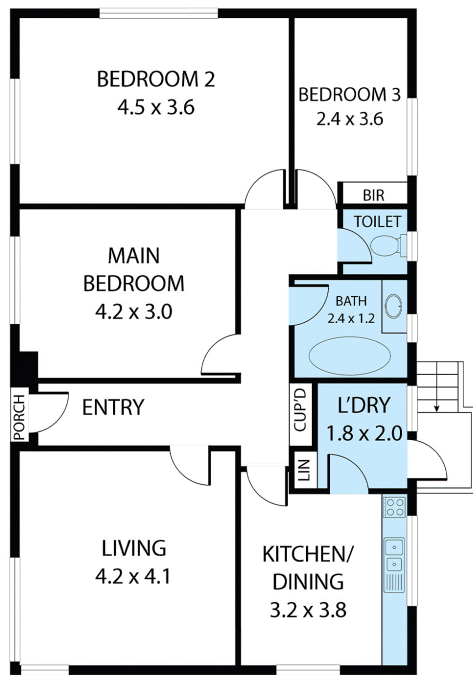
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2 Edgar Street, Claremont

Total approx. floor area: 90m²

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

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