



25 Spring Street, Claremont

7 3 6

## Outstanding Triple-Dwelling Opportunity in the Heart of Claremont

Welcome to 25 Spring Street, Claremont! A rare and versatile property offering exceptional value for homeowners, investors, or those seeking a multi-generational living solution. Set on a single title, this unique package features three separate dwellings: a well-maintained three-bedroom, one-bathroom home, plus two modern, standalone two-bedroom villas, each with their own bathroom and private entrances.

### Main House

The primary residence is warm, inviting, and generously proportioned. It features:

- Three comfortable bedrooms with natural light
- A well-appointed central bathroom
- A spacious living area perfect for family gatherings
- Practical kitchen with ample storage
- Separate laundry and good off-street parking

### Two Standalone Villas

### FOR SALE

Offers Over \$1,250,000

### AGENTS

Ben Ayers  
0417 518 608  
bayers@ljhpinnacle.com.au

Phil Ayers  
0407 868 345  
payers@ljhpinnacle.com.au

### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

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

Privately positioned at the rear of the property, these villas offer:

Two bedrooms each with built-in robes  
Contemporary bathrooms  
Open-plan living and dining spaces  
Modern kitchens  
Low maintenance layout, ideal for tenants, extended family or short-stay accommodation

Property Highlights:

All three dwellings on one title  
Outstanding rental return potential  
Ideal for multi-family living or live-in plus income  
Low maintenance grounds  
Convenient location close to Claremont Village, schools, transport, and services

Whether you're an investor seeking a high-yield addition to your portfolio or a homeowner wanting flexibility and future-proofed living, 25 Spring Street offers endless possibilities.

Rental Appraisal:

25 Spring Street, Claremont: \$520&ndash;\$540 per week  
1/25 Spring Street, Claremont: \$460&ndash;\$490 per week  
2/25 Spring Street, Claremont: \$460&ndash;\$490 per week

Opportunities like this are extremely rare! Don't miss your chance.

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	GMJ1F
Property Type	House
Land Area	1188 m2
Including	Toilets (3)

**Ben Ayers 0417 518 608**

Property Representative | [bayers@ljhpinnacle.com.au](mailto:bayers@ljhpinnacle.com.au)

**Phil Ayers 0407 868 345**

Property Representative | [payers@ljhpinnacle.com.au](mailto:payers@ljhpinnacle.com.au)

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

402 Main Road, GLENORCHY TAS 7010

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhpinnacle.com.au](mailto:hello@ljhpinnacle.com.au)

