

2A Edgar Street, Claremont

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## Claremont - Solid Brick. Big Potential. Brilliant Location.

Ant's Fluff-Free Description...

Whether you're a first home buyer, savvy investor, or downsizer craving comfort without compromise, this rock-solid beauty ticks all the boxes - and then some.

Why You'll Love It:

- Main bedroom with extra space to stretch out (4.3 x 3.0m)
- Two additional bedrooms - ideal for kids, guests, or that work-from-home setup
- Light-filled living room with privacy sliding doors and feature fireplace
- Ducted ventilation and heat pump to keep you comfy year-round
- Galley-Style Kitchen - Plenty of storage for your culinary adventures
- Handy pantry and easy access to the dining zone
- Bathroom + Separate Toilet - No more morning traffic jams
- Covered entertaining area perfect for BBQs or a quiet cuppa
- Corner block and flat, secure backyard - plenty of room for kids or pets
- Lock-up garage, separate shed, and extra parking space for the

**FOR SALE**

Offers over \$495,000

**AGENTS**

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**AGENCY**

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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

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#### Other Highlights:

- Well-maintained overall but ready for some TLC to really make it shine
- Good-size flat block-prime for future value-adding
- Just minutes to Claremont Village, schools, parks, and an easy CBD commute

#### A Quick Heads-Up:

- Some of the photos and video have been digitally enhanced to show the property in its best light-so while it scrubs up nicely on screen (and it really does), a little hands-on love will help bring out its full potential. Be sure to pop in for an inspection to see the real deal.

#### The Bottom Line:

- This is your chance to secure an affordable, feature-packed property in a cracking location. Perfect as a first step on the ladder or a set-and-forget investment.

Snap it up before someone else does - this opportunity won't wait!

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 DETAILS

Property ID	40J1F
Property Type	House
House Size	87 m2
Land Area	609 m2
Including	Air Conditioning Toilets (1) Courtyard Secure Parking Fully Fenced

**Ant Manton 0408 621 856**

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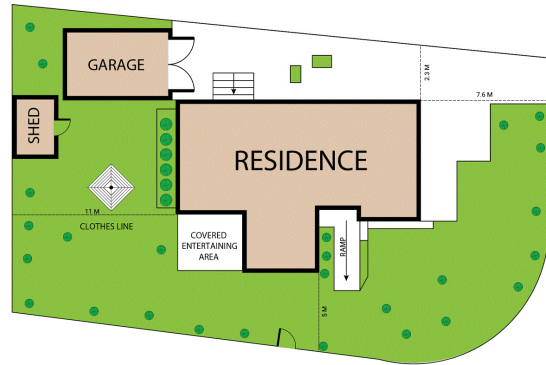
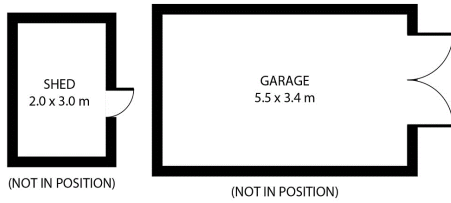
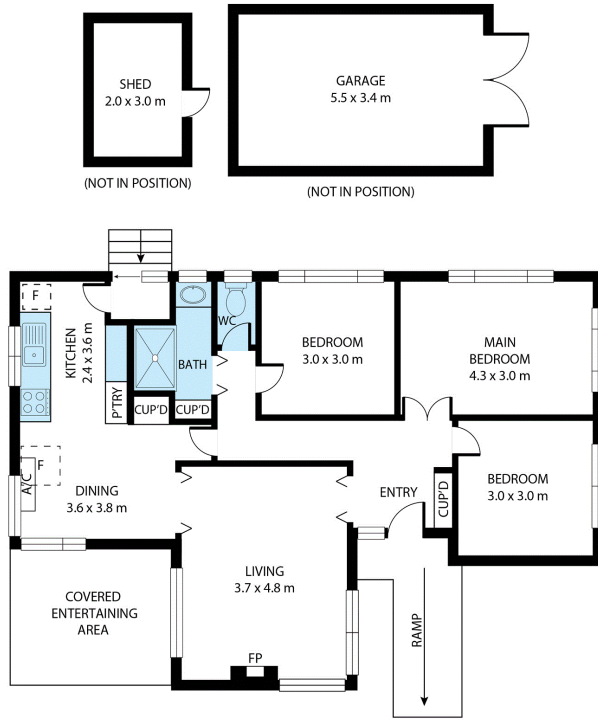
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**2A Edgar Street, Claremont**  
House area: 87 sqm

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