



32 Battersby Drive, Claremont




## Charming Home with Sweeping Derwent Views

Wake up to stunning water views and enjoy relaxed living in this charming three-bedroom home, perfectly positioned to take in sweeping vistas of the Derwent River stretching all the way to the Bowen Bridge.

Inside, the home features a warm and inviting atmosphere with a neutral colour palette and raked ceiling with exposed beams enhancing the spacious living areas. The sunny open-plan kitchen, dining and living space forms the heart of the home, where large windows capture natural light and frame the beautiful river outlook.

Offering three comfortable bedrooms, two include built-in robes for convenient storage. Heating is well covered with a floor heat pump in the main living area and panel heaters in every bedroom to keep you cosy year-round.

Step outside and you'll find a fantastic pergola/entertaining area, ideal for hosting friends or relaxing with family. From here, a pathway leads to a patio/sun deck where you can take in the panoramic water views. Also, the large double garage/workshop provides ample storage and secure parking.

3  1  2 

**FOR SALE**  
Offers Over \$695,000

### AGENTS

Gary Cooley  
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gcooley@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**

This appealing property offers comfort, character and excellent potential for first home buyers seeking a low maintenance opportunity in a popular location.

Conveniently located close to local shops, schools and bus stops, and only around 15 minutes from Hobart CBD, this property offers.

Your early inspection is recommended.

Contact Gary on 0412 52 964 for further detail.

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.

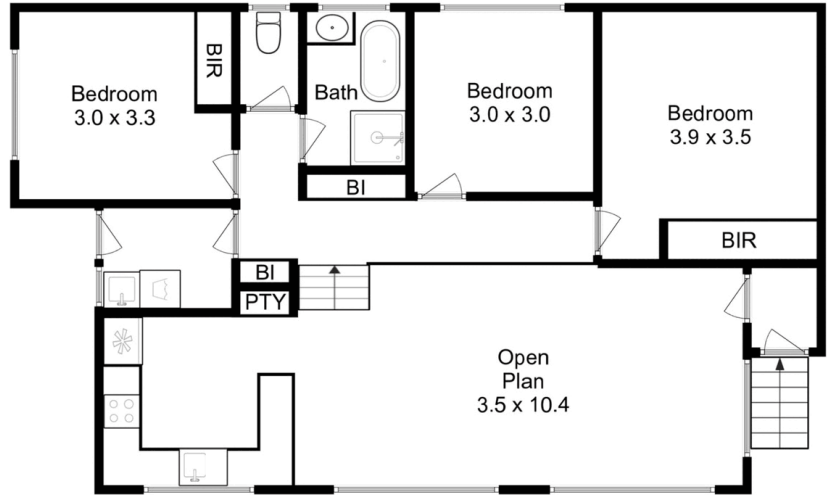
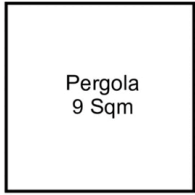
## MORE DETAILS

Property ID	MXJ1F
Property Type	House
House Size	94 m2
Land Area	635 m2
Including	Toilets (1)
	Alarm
	Workshop
	Built-in-Robes
	Fully Fenced

**Gary Cooley 0412 522 964**  
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This floor plan is for marketing purposes and is to be used as a guide.

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