



## Claremont, 59 Hilton Road

Bright, stylish & brimming with potential

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

Whether you're chasing a move-in-ready family home or a savvy investment opportunity, this one delivers the goods - with all the hard work done and room to grow!

Why You'll Love It:

- \* Enjoy panoramic mountain views and glimpses of the Derwent - the perfect backdrop to your morning coffee
- \* Fully renovated kitchen with sleek cabinetry, modern appliances, and loads of bench space
- \* New bathroom with a deep soaking tub, walk-in shower, and stylish fittings



**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 \$595,000

**View**

Sat 2nd Aug @ 10:45AM - 11:15AM

**Contact**

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- \* Toasty ceiling and underfloor insulation, double-glazed windows, and a reverse-cycle heat pump for year-round comfort
- \* Two living zones...
- \* Main lounge opens to a sunny timber entertaining deck
- \* Huge detached rumpus/craft room - ideal as a teen retreat, hobby space, or casual guest accommodation
- \* Set on a generous 827m2 block - flat, fully fenced, and pet-friendly
- \* Space and access to build a granny flat or rental unit (STCA) - separate side access potential = \$\$\$
- \* Secure garage with electric roller door plus extra off-street parking
- \* Public transport at your door, and you're only 14km to the CBD via the Brooker
- \* Minutes from Claremont Plaza, schools, parks, and all your daily essentials

#### Investor Note:

- \* CoreLogic estimates a gross rental yield of 5.12% with recent nearby sales between \$500,000-\$540,000. Rental demand in Claremont remains strong, with similar homes achieving up to \$580/week.

#### The verdict?

- \* This upgraded 1950s gem blends comfort, style, and flexibility in one of Claremont's most convenient pockets. Whether you nest or invest, make your move before someone else does!

Onwards and upwards to your charming Claremont cracker!

"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.



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## More About this Property

<b>Property ID</b>	5XP3FCS
<b>Property Type</b>	House
<b>House Size</b>	134 m2
<b>Land Area</b>	827 m2
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Balcony Deck Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Ant Manton 0408 621 856**

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

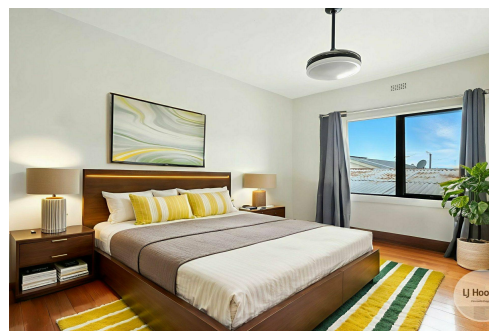
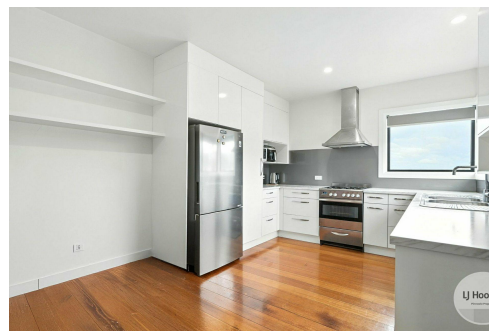
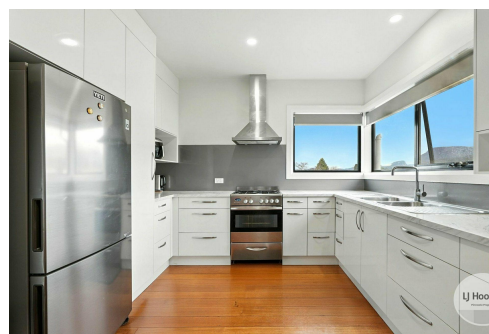
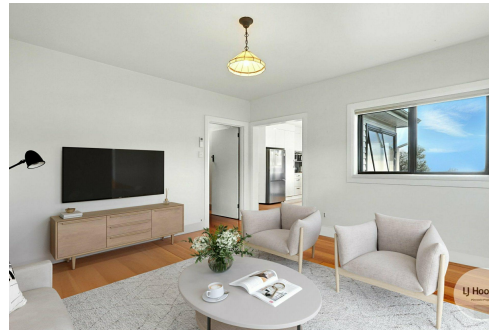
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