



LJ Hooker  
Pinnacle Property



## Claremont, 77 Hilton Road

The perfect starter or right sizer!

Your Perfect First Home or Future Proofed Home Awaits in Claremont!

For future homeowners or empty nesters looking to right-size from the large family home, this charming 3-bedroom home in Claremont is just what you need. You'll have a level allotment, level living, sunshine, appealing views, proximity to shops, schools and services as well as public transport.

### Home Sweet Home

Step inside and feel the warmth of this inviting living space with hard wood floors. The cosy lounge is perfect for unwinding after a long day, with plenty of natural light streaming in to brighten up your evenings. Imagine curling up on the couch with a good book or enjoying movie nights with friends!

### Room for Everyone



**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.

3

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5X4FFCS](http://ljhooker.com.au/5X4FFCS)

**Contact**  
**Alison Rogers**  
0409 220 211  
[arogers@ljhookerpinnacle.com](mailto:arogers@ljhookerpinnacle.com)

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

Three bedrooms with built-in robes, making storage a breeze. whether it's for guests, a home office, or a cute nursery, you'll have the flexibility to make each space your own. The sunroom and entry, plus the generous garage and shed laid out for entertaining, ensures there's plenty of space for a family to spread out.

#### Functional Bathroom

The bathroom is designed for convenience, featuring a shower and a relaxing bathtub for those well-deserved bubble baths. It's all about practicality here! There is also scope to expand the bathroom within the current floorplan. A second toilet makes family living easy.

#### Outdoor Oasis

Step outside to your private courtyard and garden, perfect for those sunny weekends. Whether you want to host a BBQ, start a small garden, or just soak in the hillside views, this space has it all. Plus, there's a workshop for your DIY projects or hobbies!

#### Parking Made Easy

With two garages, parking is never a hassle. Store your car, bikes, or any outdoor gear you might have, all while keeping your home clutter-free. There is plenty of off street parking too when the guest arrive.

#### Prime Location

Located in the friendly suburb of Claremont, you'll have easy access to local shops, parks, and schools. It's the perfect community for first-time buyers looking to settle down or those seeking services nearby. Its an easy 15-20 min. commute to the city too.

#### Affordable Living

This gem sits on a level 612 sqm land area, offering plenty of space without the overwhelming maintenance of larger properties. It's the ideal balance for those looking to downsize or enter property ownership!

Ready to make this lovely house your new home? Don't miss out on this fantastic opportunity! Contact us today to schedule a viewing and see for yourself why this Claremont beauty is the perfect fit for you.

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Your dream home is just a call away!

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>	5X4FFCS
<b>Property Type</b>	House
<b>House Size</b>	125 m <sup>2</sup>
<b>Land Area</b>	612 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Courtyard Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

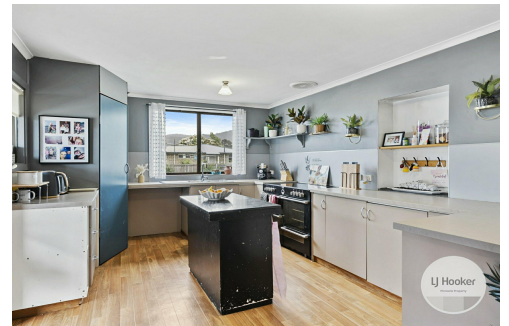
**Alison Rogers 0409 220 211**

Pinnacle Partner | Property Representative | [arogers@ljhookerpinnacle.com](mailto:arogers@ljhookerpinnacle.com)

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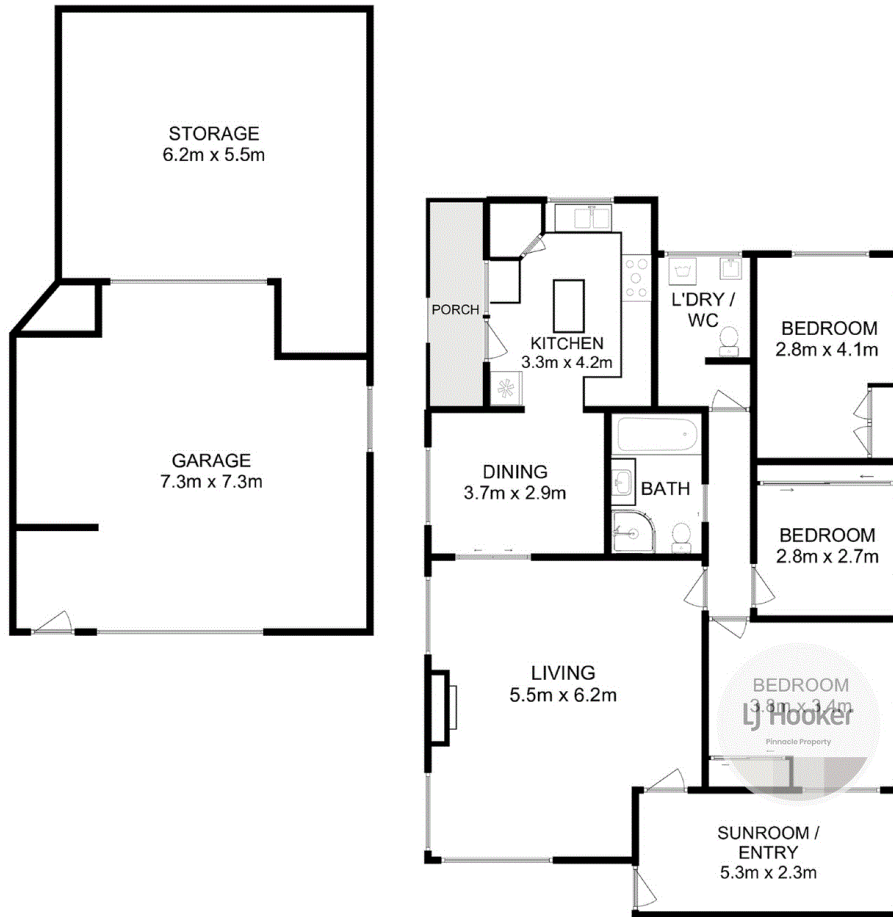
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Total Approx. House Area : 125 sqm  
Total Approx. Outbuilding Area : 73 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com



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