

## Claremont, 11/73 Main Road

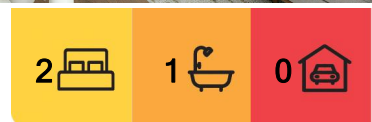
### Appealing Unit &ndash; Perfect Location

This neat, very well presented two-bedroom brick and tile unit is set on the waterside of the 'Claremont Pines' a well maintained and attractive complex of units that are located only 400 meters from Claremont Plaza shopping centre, making this a convenient location for any prospective purchaser.

The property has complete flat access, a picture-perfect courtyard, simple access to shops, public transport, the waterfront and the bicycle track, plus convenient access to both major Main Road and Brooker Highway.

Walking through the property, you will find the home offers a light-filled open plan living with reverse cycle air-conditioning, brand-new carpet throughout, new kitchen cabinetry, both bedrooms include built-in robes and a compact but functional bathroom/laundry.

The unit sits on a completely level block with an allocated parking space at the front (on



**For Sale**  
Offers Over \$395,000

**View**  
[ljhooker.com.au/5X8DFCS](http://ljhooker.com.au/5X8DFCS)

**Contact**  
**Gary Cooley**  
0412 522 964  
[gcooley@ljhookerpinnacle.com](mailto:gcooley@ljhookerpinnacle.com)



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the title) and enclosed courtyard garden at the back with beautiful established garden.

This is a terrific opportunity for those buyers looking to downsize or a savvy investor to buy at an ideal time in the Hobart market.

This property currently has a rental estimate of \$420 to \$450 per week.

Year Built: 1991 Construction: Brick Veneer

Rates: approx. \$1,600 per year

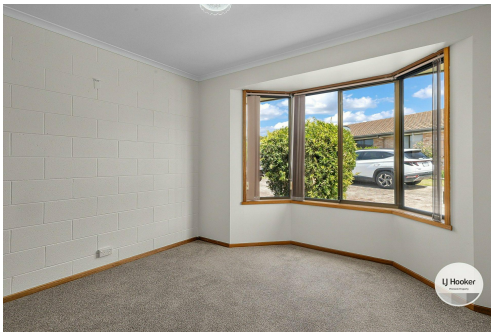
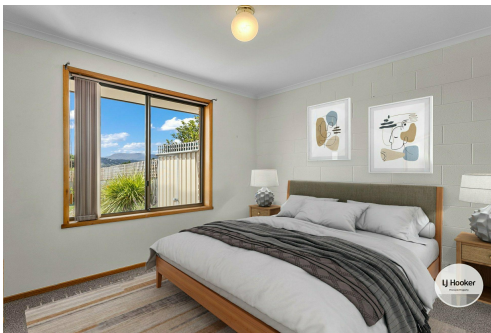
The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

Property ID	5X8DFCS
Property Type	House
House Size	66 m <sup>2</sup>
Land Area	189 m <sup>2</sup>

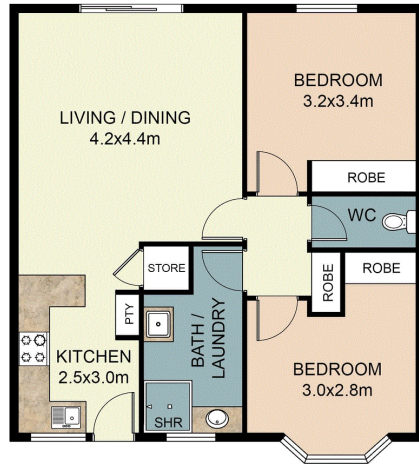
**Gary Cooley 0412 522 964**  
Real Estate Agent | [gcooley@ljhookerpinnacle.com](mailto:gcooley@ljhookerpinnacle.com)

**LJ Hooker Pinnacle Property (03) 6272 8177**  
402 Main Road, GLENORCHY TAS 7010  
[pinnacleproperty.ljhooker.com.au](mailto:pinnacleproperty.ljhooker.com.au) | [hello@ljhookerpinnacle.com](mailto:hello@ljhookerpinnacle.com)

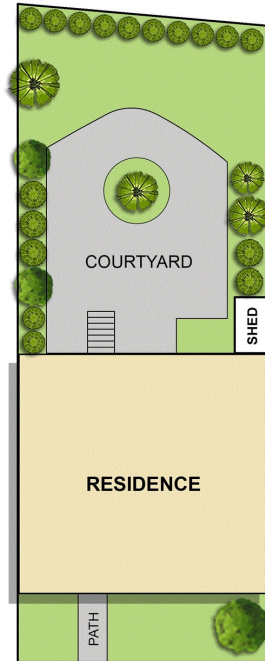


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FLOOR PLAN



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. ContentVisuals gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

11 / 72 MAIN ROAD, CLAREMONT