

1-37/122-124 Branscombe Road, Claremont

## Claremont - 37 Brand New Homes - 8km From The CBD - Zero Deposit To Register

INTERACTIVE PROJECT WEBSITE - Please Copy Link Below...

<https://f2k-projects-corporate-ai-solutions.vercel.app/branscombe-estate#site-map>

Ant's Fluff-Free Description




Let's cut through the noise.

You've been scrolling for weeks. Maybe months. Watching tired 1970s ex-rentals sell for money they have no business commanding, while every "new build opportunity" wants 10% upfront, a kidney, and your firstborn just to look at a floor plan.

Branscombe Estate flips that on its head.

37 architecturally designed homes by Unison. All single-storey. All 3 bed, 2 bath, with a generous 24m<sup>2</sup> deck.

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

Prices starting from "Offers over \$675,000"

### VIEW

By Appointment

### AGENTS

Ant Manton  
0408 621 856  
antmanton@ljhookerpinnacle.com

Zac Flanagan  
0466 685 937  
zflanagan@ljhpinnacle.com.au

### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

 **LJ Hooker**

Built modular - which means faster, smarter and more predictable than the traditional building circus we've all watched go pear-shaped over the past few years.

Full planning approval is already locked in. Construction kicks off in 2026. You'll be in your new home by late 2027 to mid 2028 - turnkey, finished, ready to move in.

And the bit nobody else is doing right now - you can register your interest without spending a cent. No deposit. No contract. No commitment. You simply jump on the interactive site plan, pick your three favourite homes (1st, 2nd, 3rd choice), fill in a quick form and you're on the list to be kept in the loop.

That's it. That's the catch. There isn't one.

## Full Description

Branscombe Estate is a 37-home boutique development at 122-124 Branscombe Road, Claremont - just 8km from the Hobart CBD and right in the sweet spot for first home buyers, downsizers and investors who want brand new without paying inner-city prices.

Designed by Unison, every home is single-storey, 3 bed, 2 bath, with a 24m<sup>2</sup> deck and either a 104m<sup>2</sup> or 114m<sup>2</sup> floor plan on land lots ranging from approximately 350m<sup>2</sup> to 550m<sup>2</sup>.

Choose from 5 floor plan options across 3 considered colour schemes - DA Approved, Dark Contemporary or Light Coastal - so you can pick the version that suits how you actually live.

Built modular and rated 7 Star for energy efficiency, these homes are designed to be cheaper to run, faster to build and easier to live in than just about anything comparable on the market today.

## The Homes

- 3 bedrooms
- 2 bathrooms
- 24m<sup>2</sup> covered deck
- 104m<sup>2</sup> or 114m<sup>2</sup> floor plan
- Single-storey throughout
- 7 Star Energy rated

## The Bedrooms

- Master bedroom with ensuite
- Two additional well-proportioned bedrooms
- Built-in robes
- Quality finishes throughout

## The Kitchens

- Architecturally designed by Unison
- Quality appliances
- Considered finishes across all schemes

## The Comforts

- Modern, efficient layout
- 7 Star Energy rating - lower running costs
- Modular precision build - tighter, quieter, better sealed
- Single-level living

## The Outdoors

- 24m<sup>2</sup>; covered deck for entertaining
- Private land lot from approximately 350m<sup>2</sup>; to 550m<sup>2</sup>;
- Low-maintenance, lock-up-and-leave ready

## The Location

- 122-124 Branscombe Road, Claremont TAS 7011
- 8km from the Hobart CBD
- Close to schools, shops, public transport and the Derwent River
- Walking distance to local amenities
- Easy commute access via the Brooker Highway

## The Bottom Line

- 37 total homes in the estate
- Full planning approval (PLN-21-408.02, Glenorchy City Council)
- Modular construction - approx 12-14 weeks on site per home
- Construction begins 2026 - completion late 2027 to mid 2028
- Indicative terms - 5% deposit within 5 days of contract, 30 day finance approval, turnkey settlement on issue of title

## Who This Is For

- First home buyers - new build stock, energy efficient, no inner-city premium
- Downsizers - single-level living, low maintenance, lock-up-and-leave friendly
- Investors - fresh stock, strong rental appeal, depreciation benefits
- Sea-changers and tree-changers - boutique estate feel, 8km from town

## The Common Objections - Tackled

- "I don't want to wait until 2027/2028" - Fair. But if you've watched land prices and build costs over the past 5 years, locking in today's pricing for tomorrow's home is the play.
- "Modular feels risky" - Modular is how the rest of the world has been building for decades. Tighter tolerances, less weather damage, better quality control. The real risk is the traditional builders we've watched fold.
- "I've never registered for a project before" - You're not committing to anything. It's literally just hand-up-keep-me-informed. No deposit, no contract.
- "I want to see one first" - Floor plans, colour schemes and the interactive site map are all live on the project website now. Real walk-through stock arrives as construction progresses.

## Special Messaging - How to Register

This is the bit that surprises everyone -

1. Jump on the interactive site plan
2. Pick up to 3 preferred homes - your 1st, 2nd and 3rd choice
3. Fill in a short registration form with your details and price expectation

No deposit. No contract. No commitment. Just a quiet head start before the rest of the market catches on.

Final floor areas, finishes and unit numbering are all still subject to confirmation at contract stage - so this is genuinely the early-mover window.

## Indicative Terms

- 5% deposit within 5 days of contract
- 30 day finance approval window
- Turnkey settlement on issue of title
- Modular construction basis

## Make Your Move

Have a look at the project site, the floor plans and the interactive site map - then either register your interest online or pick up the phone.

If you'd rather chat it through first, hit me up. No-obligation appraisal of your current home also available if you're trading up, trading down or trading sideways.

"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   | SWJ1F   |
| Property Type | Villa   |
| House Size    | 104 m2  |
| Land Area     | 350 m2  |
| Including     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Courtyard<br>Built-in-Robes |

### Ant Manton 0408 621 856

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

### Zac Flanagan 0466 685 937

Operations Manager to Ant Manton | [zflanagan@ljhpinnacle.com.au](mailto:zflanagan@ljhpinnacle.com.au)

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

402 Main Road, GLENORCHY TAS 7010

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhpinnacle.com.au](mailto:hello@ljhpinnacle.com.au)

