




Unit 3/44-46 Hiller Street, Devonport

## Cremorne Court An Opportunity Not To Be Missed

This 1976 build apartment is being offered to the market after being tightly held for over 20 years. This well maintained ground floor unit presents an exciting opportunity for investors, downsizers and owner occupiers alike. Positioned within a solid brick complex, the property offers easy care apartment style living with the convenience of being within walking distance of Devonport's CBD, public transport and everyday amenities. Inside, the thoughtfully designed floor plan includes two generous bedrooms, both complete with built in wardrobes, a comfortable living space with updated floor coverings throughout. The building itself has been exceptionally well maintained over the years, providing peace of mind for future owners including being re-roofed in recent years. Residents enjoy the convenience of a shared undercover entryway, dedicated undercover parking on site and the low maintenance lifestyle that has made properties such as this increasingly sought after. The current owner has happily held and enjoyed the property for the past two decades, a testament to both the location and practicality on offer. Whether you're seeking a secure investment, a lock and leave lifestyle or a property within easy reach of everything Devonport has to offer, this is an opportunity not to be missed.

- The information contained herein has been supplied to us by

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**FOR SALE**  
Offers Over \$310,000

**VIEW**  
By Appointment

**AGENTS**  
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Michael Ziegler  
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 **LJ Hooker**

sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

## MORE DETAILS

Property ID 8V8HVM  
Property Type Unit  
Including Toilets (1)  
Built-in-Robes

**Tyla Pyke 0439 228 888**

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