

**1/46 Box Hill Road, Claremont, Tas 7011**



**Unit For Sale**

Thursday, 13 June 2024

**1/46 Box Hill Road, Claremont, Tas 7011**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 119 m2**

**Type: Unit**



Nick Cowley



Isabella Evans  
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## Offers Over \$495,000

Situated in the bustling suburb of Claremont, is this fantastic free-standing family home perfect for first home buyers or for the savvy investor looking to add to their portfolio. With a large living area, a spacious master bedroom, and a secure yard, this property provides plenty of space for the whole family. This property contains three ample-sized bedrooms with brand new carpet and two with built-in wardrobes. The main bathroom has a combined shower and bath with beautiful timber features and a separate toilet. The kitchen was upgraded with modern finishes and includes a built-in pantry and dining area with beautiful Tasmanian Oak flooring. Down the steps is the large living space which is a perfect area for a playroom, rumpus or home cinema and has direct access to the backyard, making it also a great spot to entertain guests. The fully-fenced yard has plenty of space for pets and children plus a shed for the avid green-thumb or storage for tools. There is a car space available with access via the common driveway. The current rental appraisal for this property is \$490 - \$520 per week, with high demand for rentals in this price range and area, this would provide a stable investment for years to come. This property is located nearby Claremont Village, which has all your local services such as a supermarket, post office, cafes, and restaurants. It is close to the local schools and public transport and only a 20 minute drive to the Hobart CBD.