

13 Somerdale Road, Claremont, Tas 7011



House For Sale

Wednesday, 10 April 2024

13 Somerdale Road, Claremont, Tas 7011

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 794 m2

Type: House



Daniel ten Broeke
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David McLeod
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Offers Over \$695,000

This fantastic home offers open plan living, featuring floating flooring and a cozy wood heater. The sleek kitchen boasts stainless-steel appliances and ample storage. Three bedrooms, two with built-in robes, and a modern bathroom. Outside, a large garage, carport, and off-street parking, along with a covered outdoor entertaining area. Conveniently located near Claremont Plaza, with easy access to Hobart's city centre and nearby parks. The spacious open-concept layout of this home boasts floating flooring throughout, enhanced by the cozy ambiance of a wood heater and the convenience of an air conditioner for year-round comfort. The contemporary kitchen boasts high-quality stainless-steel appliances, generous storage, and a spacious corner pantry. Accommodation is provided by three bedrooms, all of which feature built-in robes for added convenience. The renovated family bathroom has a contemporary appeal, offering a bath, shower, vanity, and toilet. The laundry is generously sized and offers direct access to the backyard. A generously sized garage provides ample space for multiple vehicles, extra storage, or even a spacious workshop, with a second roller door offering convenient access to the backyard. Additionally, the property includes a carport and extra off-street parking. A large covered outdoor entertaining area serves as an ideal space for gatherings, or simply enjoying a family BBQ. The backyard, flat and fully fenced, requires minimal maintenance, making it ideal for both pets and children to play. Conveniently located just a short distance from Claremont Plaza, offering a variety of amenities such as food, cafes, doctors, and schools. A quick 20-minute commute will take you to the heart of Hobart. Situated adjacent to Cadbury Oval with direct access from the backyard, the property also enjoys proximity to the Foreshore Reserve and walking tracks. Additionally, there's convenient access to frequent public transport routes to Glenorchy and the CBD, providing access to all essential services and amenities.

- Fantastic home in convenient location
- Open plan living with floating flooring and cozy wood heater
- Sleek kitchen with stainless-steel appliances and ample storage
- Three bedrooms, all with built-in robes
- Modern bathroom with shower, bath, vanity and toilet
- Separate laundry with access to backyard
- Large covered outdoor entertaining area
- Huge garage with ample space for vehicles, storage, or workshop
- Additional carport, and off-street parking available
- Conveniently located near Claremont Plaza
- 20 minutes to Hobart's city centre
- Proximity to nearby parks and amenities
- Water rates approx. \$1,110pa
- Council rates approx. \$1,820pa
- Rent appraisal \$480 - \$530pw