

**19 Carnegie Street, Claremont, Tas 7011**

RIPPLE

**House For Sale**

Wednesday, 17 April 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 673 m2**

**Type: House**



Mel Shutt

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## Offers Over \$495,000

Set in a quiet family-friendly location with water views, this unassuming 3-4 bedroom weatherboard home offers spacious and versatile living or a smart investment opportunity. This circa 1964 home is ready to be spruced up, and here is your chance to add your personal style and creativity to reimagine this as one of the drawcard homes of ever-popular Claremont. The flexible floor plan includes a sunny and functional kitchen and dining area, where you can enjoy the beautiful outlook over the Derwent River and Easter Shore hills. Step through to the spacious living room which is made comfortable year-round by the reverse cycle air conditioner. There are three double bedrooms and a family bathroom with the toilet adjacent. Separate from the main sleeping quarters is a large additional space, perfectly suited as a fourth or master bedroom, second living room, or excellent rumpus. Savvy renovators will see the advantage of adding a rear deck (STCA) - a perfect vantage point to capture the sun and views, entertain with friends, or enjoy some peaceful downtime. Now would also be a good time to mention that under the current floor coverings are beautiful Tas Oak floorboards ready to be shown off - this really is potential plus! The gently sloping 673 sqm block has plenty of room for off-street parking, a fenced rear yard so kids and pets can play safely, and veggie boxes for those interested in gardening. Just 1.5km away from the many amenities available at Claremont Plaza, and 15 minutes' commute to Central Hobart - here is a great location for families after a quiet lifestyle yet within easy reach of everything. There is a bus service just around the corner, a range of schools close by, as well as parks and playgrounds. Yes, this modest home would benefit from a little TLC - but you will reap the rewards once the work is done. Contact Mel to arrange a viewing time - this ideally located property will appeal to a range of purchasers, so don't miss out! We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.