

# 22 Hilton Road, Claremont, Tas 7011

## House For Sale

Thursday, 29 February 2024

22 Hilton Road, Claremont, Tas 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 698 m2**

**Type: House**



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## Offers Over \$595,000

Recently renovated and ready to go for the downsizer, first home buyer or investor. 22 Hilton Road Claremont needs to be seen firsthand to appreciate what this home has to offer. Positioned perfectly with outstanding street appeal which invites you to enter the home through the attractive front garden and entry. Once inside you instantly feel the warmth and comfort of a true family home. The central hallway leads to a large living room with wood heater and reverse cycle air conditioner. There are 3 extra-large bedrooms, one with the original fireplace and another with generous built-ins. All rooms are enhanced with the convenience of newly polished Tasmanian Oak floorboards and high ceilings. Off the living you have a well-appointed open kitchen and dining area with ample of cupboard and bench space and views of the garden and back yard. The newly renovated family bathroom is complete with full-length bath, shower over, modern vanity unit and back to the wall toilet. Separate laundry and storage areas are at the rear of the home. Out back the home has an elevated verandah capturing views of the garden and back yard. The large private and secure yard is an eden of beautiful gardens and lawned areas, perfect for young ones and pets to play safely. There is a car port for 1 car and an additional 2 car parks with gate access to the back yard. Public transport is practically at your doorstep, and your only minutes away from shopping centres, schools, and all amenities. There's the intercity bike track and recreational parks close by, and you're only 20 minutes drive (Approx.) from Hobart CBD. All the hard work is already done so come along to one of our scheduled open homes or arrange a private inspection today.