

# 25 Abbotsfield Road, Claremont, Tas 7011



## Sold House

Friday, 29 September 2023

25 Abbotsfield Road, Claremont, Tas 7011

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 981 m2

Type: House



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**\$601,000**

Peacefully and internally positioned, you'll find a character-filled opportunity with a myriad of flexible possibilities. The original, late-1800s cottage, which was originally part of The Claremont Castle Estate, sits proudly and welcomes you to the property as a whole. Currently tenanted and offering two bedrooms, a large sun-filled living area, dining and kitchen area, bathroom and laundry. You'll feel the history as soon as you enter. The property is in good condition, has had updates where needed and can be utilised however you need. A Rinnai heat pump provides warmth, and the kitchen is benefitted by a gas cooktop, electric oven and dishwasher. Some truly beautiful and beneficial features are noticed throughout this period home, including the private covered entry, updated bathroom and solar panel-assisted energy efficiency. There is a storage shed adjacent and private rear garden area. Toward the rear of the property, the owner has provided herself with a mix of constructions that have allowed her to enjoy some freedom and live peacefully. One of the annexe dwellings has been used as an Airbnb, and has a lovely open space which provides king-size accommodation with bathroom, laundry and toilet. The second annexe dwelling has the kitchen, living and smaller bed/storage room. There is also a large covered sundeck which takes advantage of the views toward Mount Wellington and The River Derwent. The land size of 981m<sup>2</sup> opens itself up to development (STCA), which again provides an opportunity for a buyer looking in this space. Extras found across the property as a whole: - Daikin and Rinnai heating/cooling - Solar-assisted energy - Gas HW and electric HW - NBN connected - Current rental return - Separate workshop/studio This is a unique property not like anything on the market and does offer a lot of buyers an opportunity to either live in one and rent one, provide accommodation for a family member or develop and make something

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