

**36 Malabar Road, Claremont, Tas 7011**



**House For Sale**

Wednesday, 10 April 2024

36 Malabar Road, Claremont, Tas 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 807 m2**

**Type: House**



Kahn Duffey  
0413586360

## Offers Over \$540,000

Located at the end of a quiet cul-de-sac and conveniently positioned close to shops and services, 36 Malabar Road presents as an ideal option for the growing family, first home buyer or investor! As you step inside, the home's floorplan offers seamless separation between living spaces and bedrooms, ensuring optimal functionality for your family's lifestyle. Large windows allow natural light to flood into the home and is perfectly complemented by beautiful wooden flooring. The updated kitchen becomes a haven for culinary creativity and entertainment, as its clever position acts as a centre point between the living and dining rooms. Heightened by a sliding door that extends onto the rear covered deck, the home offers a welcoming space that is ideal for anyone who enjoys indoor/outdoor living and entertainment. Accommodation is provided by three generously sized bedrooms. A central bathroom caters to the needs of the household, while a separate toilet adds convenience for daily living. The home also features a ceiling fan and a heat pump to ensure your comfort year-round, allowing you to enjoy every season to its fullest. Modern comforts balanced with a real sense of character. Perhaps the biggest draw card to this property extends beyond its walls. The property is mostly level and has an impressive 807 square meters of land. The property features a shed that is lined and complete with its own wood heater. A fantastic multipurpose room and a versatile space that grows with your family's changing needs. With vehicle access into the fenced back yard, this property is the convenient option for anyone wanting to securely store cars, boats or caravans. Mature trees in the backyard are ideally positioned to give a real sense of privacy that is not commonly found while a garden shed and low maintenance landscaping design stands as a testament to practicality. - Three generously sized bedrooms. - Beautiful wooden flooring. - Large covered entertaining deck. - Impressive 807 square meters of near level land. - Lined multipurpose shed. - Mature trees and a real sense of privacy. - Vehicle access into a fenced back yard. - Conveniently positioned close to shops and services.