

**68/1B Bournville Crescent, Claremont, Tas 7011**



**Townhouse For Sale**

Friday, 22 December 2023

68/1B Bournville Crescent, Claremont, Tas 7011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Townhouse**



Lynne Page

0429948963

## Offers over \$570,000

Enjoying a prime position, right on the edge of Claremont Golf Course, a spectacular 18 hole layout hugging the banks of the Derwent River. This 2022 build with a 6 star energy rating, known as North Shore is architecturally designed, stylish and modern... developed by respected builders the Vos group...a two storey townhouse in a complex enhanced by the position and bespoke appointments. There is a glorious view of Mount Wellington and filtered water views towards Restdown Point from the spacious light filled kitchen living room on the upper level. A private balcony enjoys a sunny northerly orientation. The kitchen is sleek and fabulous with a massive island bench, perfect for entertaining and a keen chef! Two double bedrooms on the ground floor are serviced by a minimalist bathroom, separate laundry nook, and powder room. Copious storage throughout is a bonus and includes extra secure space behind a roller door adjacent to the car spot. The area is scenic with a choice of walking trails along the waterfront. Prolific bird life in the area is an absolute delight with rosellas, swallows, sea eagles and oyster catchers frequenting the waterside location and natural habitat surrounding the golf course. Claremont Bowls Club is conveniently situated at the entrance to the development which is beautifully landscaped and maintained. Claremont Village Shopping precinct is also within walking/cycling distance with a comprehensive choice of trail and services available. The city fringe of Hobart is a mere 20-25 minute drive away. World famous and regarded, MONA is nearby, an ever changing array of interesting installations in a contemporary museum and serviced by a choice of eateries, bars and fine dining. The Mona ferry service operates to and thro from there to the Franklin Wharf terminal in the heart of Salamanca Place. Grasp this opportunity to purchase an affordable lifestyle property in a prime position. Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.