

# 7/36 Abbotsfield Road, Claremont, Tas 7011



## Sold House

Saturday, 12 August 2023

7/36 Abbotsfield Road, Claremont, Tas 7011

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 270 m2

Type: House



Andrea Cooper  
0408655623



Justin Atkinson  
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**\$285,000**

Currently tenanted with a secure tenant this neatly presented unit is situated in the heart of Claremont and features open plan living and a large bedroom with built-in wardrobes. Set over two levels, the kitchen, living and bathroom combined with laundry is on the lower level which has a back door leading to the enclosed backyard which is surprisingly spacious with a garden shed. The bedroom is located at the top of the timber staircase and the remainder of flooring is terracotta coloured tiling, easily cleaned and practical. An IXL electric heater ensures warmth over the cooler months and the high ceilings consist of a treated timber. The current tenant has signed a lease renewal which will start in September at \$340 per week ensuring this fantastic investment opportunity. Across the road from Abbotsfield Store and within walking distance to Claremont Village plus the highway leading to Hobart's CBD this unit provides the perfect opportunity to enter the market at an affordable level, or invest, with a secure tenant in place. Call us today!