

**8/163-171 Branscombe Road, Claremont, Tas 7011**



**Sold Unit**

Monday, 14 August 2023

8/163-171 Branscombe Road, Claremont, Tas 7011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 104 m2**

**Type: Unit**



Nick Cowley

**\$478,000**

Built in 2022, Branscombe Heights stands as an exceptional development, catering to first-time homebuyers and savvy investors alike. This contemporary and chic 2 bedroom, 1 bathroom unit presents an ideal opportunity for those seeking a hassle-free lifestyle without compromising on quality. This residence boasts inviting, open-plan living areas, flooded with natural light through generously sized windows. The kitchen is well-appointed with top-tier appliances and ample pantry storage. Both bedrooms feature spacious built-in wardrobes, with additional storage conveniently nestled in the hallway, and a practical under-stair storage space. A separate laundry room offers easy access to the outdoor clothesline. Step outside to discover the best rear yard in the complex. Fully fenced with artificial turf and pavers, great for entertaining and low maintenance living. Additionally, the property provides two designated open parking spaces. With an estimated rental potential of approximately \$560 per week, this investment delivers an exceptional yield for the savvy investor. Situated in the rapidly growing suburb of Claremont, Branscombe Heights offers convenient proximity to the Brooker Highway and public transportation. It's conveniently located just 14 kilometers from the Hobart CBD and is in close proximity to a variety of primary and secondary schools, including Claremont College and TasTafe. For all your shopping and service needs, the popular Claremont Plaza Shopping Centre is a mere 2.5 kilometers away. For further information or to schedule a viewing, please don't hesitate to contact Nick Cowley. Your journey to securing this remarkable property starts here.