

# 9 Curlew Parade, Claremont, Tas 7011

Raine&Horne.

## House For Sale

Thursday, 18 January 2024

9 Curlew Parade, Claremont, Tas 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



Sam Johnston  
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## Offers over \$569,000

Rarely do properties like this one come to market, situated on the picturesque Windermere Beach with 180-degree river views and major services and schools virtually on your doorstep, this one is going to impress. The property comes with plans for an extension that are approved by council that are available upon request. This character family home features three good-sized bedrooms with the master allowing sun to stream through the french doors which give access to the undercover front verandah. An ideal place to sit back and relax. The neat and tidy kitchen has plenty of cupboard and bench space that leads through to the spacious living area with both a cosy wood heater and reverse cycle air conditioner. All three bedrooms are a good size, the main bathroom is neat with a separate toilet, plus the benefit of an additional toilet and second shower out near the laundry. The rear yard is fully fenced and a great place for the kids to play with fruit trees, a covered entertaining area, a garden shed, and a carport. Claremont Plaza is only a ten-minute walk away, with all the amenities you should need! A bike/walking track is also nearby that takes you all the way to the city. Windermere Primary is also just 5 - 10 minutes, plus a 24-hour service station, the Claremont Hotel, and MONA just down the road. This truly is a sensational waterfront opportunity that cannot be missed, call today for more information and to book your private inspection.