

**2 Edgar St, Claremont, TAS, 7011**



**House For Sale**

Wednesday, 14 August 2024

2 Edgar St, Claremont, TAS, 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Ant Manton

## Claremont - A Little Investment Beauty!

### Ant's "Fluff-Free" Description...

- \* Conveniently located in Claremont - high rental demand area
- \* 3 large-sized bedrooms - ideal for tenants seeking space and comfort
- \* Big lounge room with plenty of space to relax and entertain
- \* Well-laid-out floor plan with kitchen/dining area - attractive to potential renters
- \* Modern bathroom - low maintenance and appealing
- \* Separate toilet for added convenience
- \* Separate laundry room - practical for tenants
- \* Private and enclosed backyard - low maintenance, perfect for families
- \* Double garage - added security and storage
- \* Plenty of off-street parking - a sought-after feature
- \* Close to all shops and services - appealing to tenants
- \* Near Claremont Plaza for easy shopping trips
- \* Just 14.8KM from Hobart CBD - attractive for city commuters
- \* High demand area with a strong rental market
- \* Spacious layout and modern features ensure steady tenant interest
- \* Competitive rental yield potential
- \* Proximity to amenities and the CBD enhances property value
- \* Modern bathroom and well-maintained interiors reduce upkeep costs
- \* Enclosed backyard and ample parking appeal to a broad tenant base

Onwards and upwards to your next rental property!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.