

47/123A Abbotsfield Rd, Claremont, TAS, 7011



Unit For Sale

Wednesday, 25 September 2024

47/123A Abbotsfield Rd, Claremont, TAS, 7011

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit

Invest or Nest in Claremont's Best

Welcome to 47/123a Abbotfield Rd, Claremont - a deceptively spacious and low-maintenance conjoined townhouse, built in 1992 from brick and Colorbond materials. Set within a well-kept complex surrounded by landscaped gardens, this property is ideal for investors, first-home buyers, or those looking to downsize without compromising on comfort and convenience. Positioned on 201m² of land, the home also includes a private yard and a designated parking space.

This two-level townhouse offers a smart layout for both day-to-day living and entertaining. On the ground floor, you'll find an open-plan living, dining, and kitchen area - a practical and welcoming space that's perfect for modern living. Large windows allow for plenty of natural light, creating a bright and inviting atmosphere. From the living area, you have direct access to the outdoor space, where a private balcony offers lovely views of the River Derwent - the perfect spot to relax and enjoy the surroundings.

The upper level houses two very large bedrooms, providing plenty of space and comfort. The front bedroom boasts stunning views of the River Derwent, making it a serene retreat at the end of the day. Both bedrooms are generously sized and thoughtfully designed for maximum comfort, ensuring a private and restful environment.

For investors, this property represents a fantastic opportunity, with a reliable tenant currently in place providing immediate rental income. Whether you're looking to break into the market or expand your investment portfolio, this townhouse offers strong potential in the rapidly growing Claremont area.

Located just 13km from Hobart's CBD and 6km from Glenorchy, this property is ideally positioned with easy access to all essential services. It's within close proximity to the renowned Mona Museum, major arterial roads, and public transport, making commuting a breeze. Claremont Shopping Plaza is just around the corner for your everyday needs, and with six schools located within a 6km radius, it's also an excellent choice for families.

With its solid construction, low-maintenance appeal, and stunning river views, 47/123a Abbotfield Rd is a standout in today's market. Whether you're looking for a comfortable home or a sound investment, this townhouse ticks all the boxes. Don't miss out - contact us today to arrange an inspection and discover everything this property has to offer.

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.