



9 Eltham Place CLAREMONT, TAS



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## PERFECT FOR FAMILIES OR INVESTORS

Positioned to capture all day sun this solid and well presented 1960's home is your chance to secure a piece of real estate in the popular suburb of Claremont.

Features include a flexible floor plan with 4 spacious bedrooms, timber kitchen with quality appliances, updated bathroom, plenty of heating, huge under house workshop/storage area, a lovely sunny backyard filled with fruit trees and a raspberry patch and also what can only be described as the 'ultimate man cave'.

An extensive use of timber throughout the home combined with a roaring wood heater gives the home a real Nordic feel.

Located in a quiet cul-de-sac and there is a carport big enough for 3 vehicles and a further 3 OSP in the front of the property, great for the larger family or tenants. The NBN is

**Council Rates:** \$1,465.00/year (approx)

**Water Rates:** \$800.00/year (approx)

**Stuart Thiesen**

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**Ground Floor**

Approx Floor Area: 180 Sqm



Fixtures and Fittings are for display only and not to scale.  
 This floor plan is a sketch for illustration.  
 All measurements are internal and approximate.  
 Produced by open2view.com

