



4 Eagle Street CLAREMONT, TAS



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## Position is everything

Set in a quiet cul de sac right at the edge of the Derwent River with a reserve directly behind the property - this delightful home's location in a peaceful and private corner of Claremont is second to none.

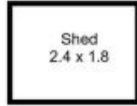
Built around 1957 and offered for sale for the very first time, much of its original character remains. This property is ripe for renovation and a fantastic opportunity for those keen to realise its full potential. Beautiful Tas Oak floorboards are preserved under the carpet, and the imitation weatherboards are a great low-maintenance option.

Inside is a comfortable living room with a cosy wood fire, leading through to a neat and functional kitchen with timber cabinetry, plus room for dining.

There are three double bedrooms, a bathroom with separate toilet, and a laundry that leads to the covered deck. Providing shelter and shade, this is a lovely spot to unwind at the

## Mel Shutt

Director and Property  
Consultant  
0428428884



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com for Ripple.

Approx. floor area : 95 sqm  
Approx. outbuilding area : 4 sqm

