



## 13/104 Abbotsfield Road Claremont TAS

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Located in a great position close to all services and transport running by is this very neat and tidy unit which would be perfect for starting or adding to your investment portfolio with a lease in place until January 2025.

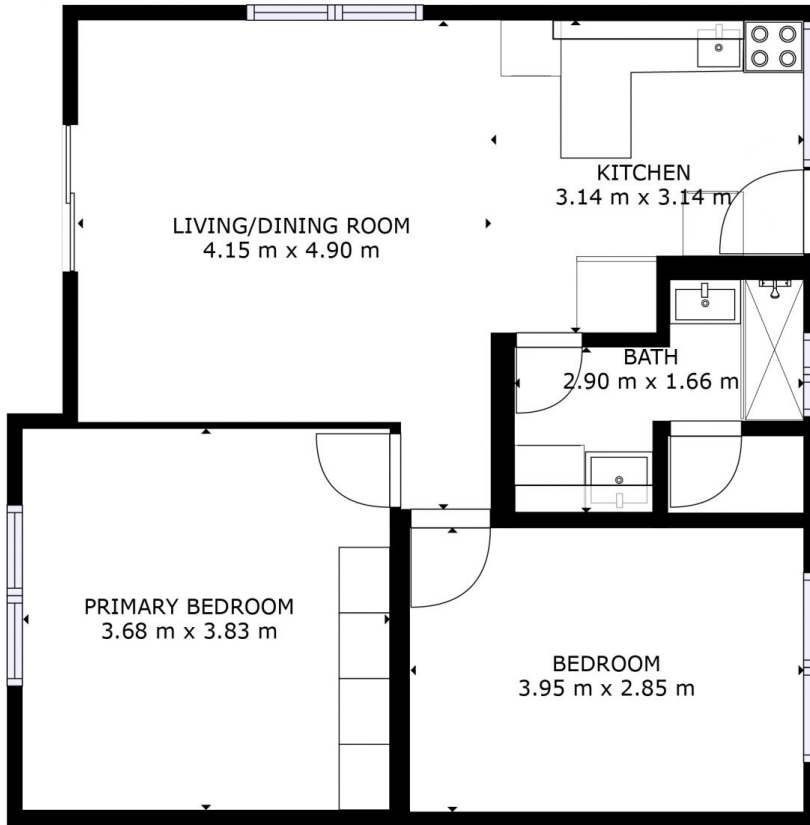
The unit is set up very well with entry into the living area which is joined onto the kitchen and there are 2 Good sized bedrooms and also a separate bathroom with laundry. There is a small low maintenance yard out the back where you can sit and enjoy the sun.

Being only 5 minutes from Claremont Plaza and only 20 minutes from the Hobart CBD will make this unit sell very quickly. Call me today to book your private inspection and do not miss out on this great little unit.

**Price** : Offers Over \$355,000  
**Building Size** : 66 sqm  
**Land Size** : 205 sqm  
**View** : <https://www.4one4.com.au/property/13104-abbotsfield-road-claremont-tas/7974352>



**Shaun McGuire**  
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**TOTAL: 60 m<sup>2</sup>**  
FLOOR 1: 60 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

**4ONE4.**  
PROPERTY CO.