



**SOLD**

## BRAND NEW HOME - ENERGY EFFICIENCY PLUS! - ACT NOW AND SAVE

Brand New Home - act now and save on this BRAND SPANKING NEW TOWNHOUSE  
- Perfect Home or Investment opportunity.  
Due for Completion in December 2022, Build start date imminent July 2022 by reputable local firm Taylor and Beeson Building. We have new homes nearing completion available to view now offering the same specification to this 6 star energy rated home.  
New Home owner grant of \$30,000 for eligible purchasers and further savings can be made, ask Ben for full details.  
Centrally located in popular Claremont, 5 minutes to Claremont village, 10 minutes to Glenorchy & 15 minutes to the Hobart CBD.  
This 6 star energy rated home is due for completion in the December '22 and features a very private fully fenced backyard, Garage, 3 bedrooms with built-ins, walk in robe and en-suite to master bedroom, double glazed windows, brand new appliances including reverse cycle heat pump, Stone benchtops, oven, hotplates, dishwasher and rangehood with modern flooring, LED lights and blinds featuring throughout, this home will offer the best in energy efficiency.  
Contemporary in design, the home has been well positioned to make the most of the morning, midday and afternoon sun ensuring a light and bright feeling within the home throughout the day. The land component of the property is approximately 420m<sup>2</sup>, which is larger than a typical Strata property in the area, with no active strata or annual fees for such.  
Privately positioned off street down a private driveway your privacy is assured with a carport and additional off street parking.  
An independent rental appraisal has determined an rental value of \$535 to \$575 per week.

Please contact Ben Palmer for further information.

3 BED | 2 BATH | 1 CAR

PRICE:  
\$635,000

OPEN FOR INSPECTION:  
N/A



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