



9 Clarke Avenue, BATTERY POINT, TAS 7004

River views and a highly sought-after address

This is a rare and exciting opportunity to secure a prized property along one of Hobart's most iconic streets. This Clarke Avenue abode boasts glorious River Derwent views, multiple modern updates and a low-maintenance design that's sure to impress a wide range of buyers.

Large windows, with new window dressings, frame the shimmering outlook and also

TYPE: Under Contract
INTERNET ID: R24649551
SALE DETAILS
Offers over \$690,000

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draw in soft natural light that floods the open-plan kitchen, dining and living area. On-trend flooring, new light fittings and fresh interior paint throughout ensure a bright and contemporary appeal, including in the quality cook's kitchen with a tiled backsplash and both underbench and overhead storage.

Loved ones can come together and relax in the dining space, or you can step outside to the balcony and unwind with your morning coffee or enjoy a refreshing afternoon drink. The choice is all yours.

There are two bedrooms, both with built-in robes, that share access to a two-way bathroom with a bath and laundry facilities for added functionality. Additional built-in storage is on offer in the entryway, and there's an allocated covered parking space plus a communal storage area for residents.

Whether you're after your first home, a comfortable downsizer or a rental-ready investment offering impressive returns, it's hard to go past this easy-care unit.

It's not hard to see why this Battery Point address is so sought-after, with a long list of amenities all only moments from your front door. The lucky new owners will be just a short stroll from the water's edge, iconic historical sites and picturesque coastal parks, along with vibrant local dining options, bustling cafes, boutique shops and the ever-popular Salamanca Markets. Those who work in the CBD will love being just minutes from everything Hobart has to offer, and you're also within easy reach of major retailers, hospitals, schools and cultural attractions.

- Land Area 71.00 square metres
- Building Area: 64.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport

CONTACT DETAILS

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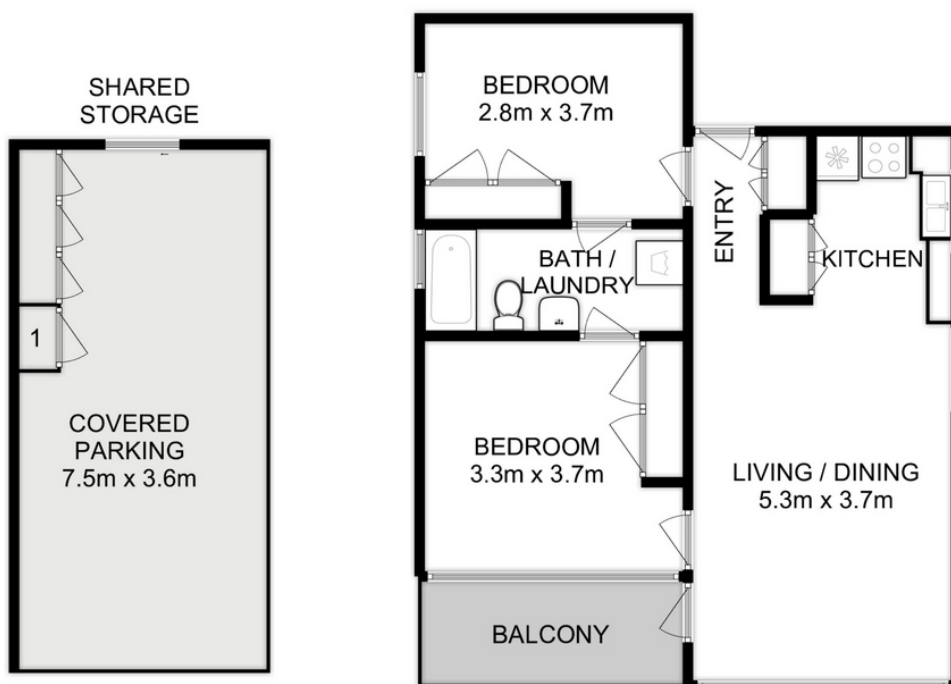
Todd Stevenson
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nearby



Total Approx. Floor Area : 64 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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