



## 4 Claridge Court, TRIABUNNA, TAS 7190

### Easy East Coast living

Don't miss this fantastic opportunity to own a solid brick home featuring three large bedrooms, on a 713m2 block close to the centre of Triabunna. The living room, hallway and bedrooms all have newly polished timber floorboards and kitchen and dining area boast plenty of natural light and lovely partial water views.

Stay warm in the cooler months by the wood fire in the living room, and enjoy practical

**TYPE:** For Sale

**INTERNET ID:** R24686141

**SALE DETAILS**

**Offers over \$435,000**

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

features including a separate toilet and laundry with direct backyard access. Outside, the easy-to-maintain yard includes lawn, garden beds, a large 9m x 6m double garage that can be used as a workshop or for extra storage, and a handy 3m x 3m garden shed. Gutter guards are installed for easy upkeep.

Ideal for couples, families, or investors, this home is conveniently located just minutes from Triabunna Marina, shops, and local services, and only 70 minutes from Hobartâ## this property offers a great lifestyle and strong future potential.

- Land Area 713.00 square metres
- Building Area: 98.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage
- Floorboards

#### CONTACT DETAILS

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Kiri Jones**  
0400 221 818



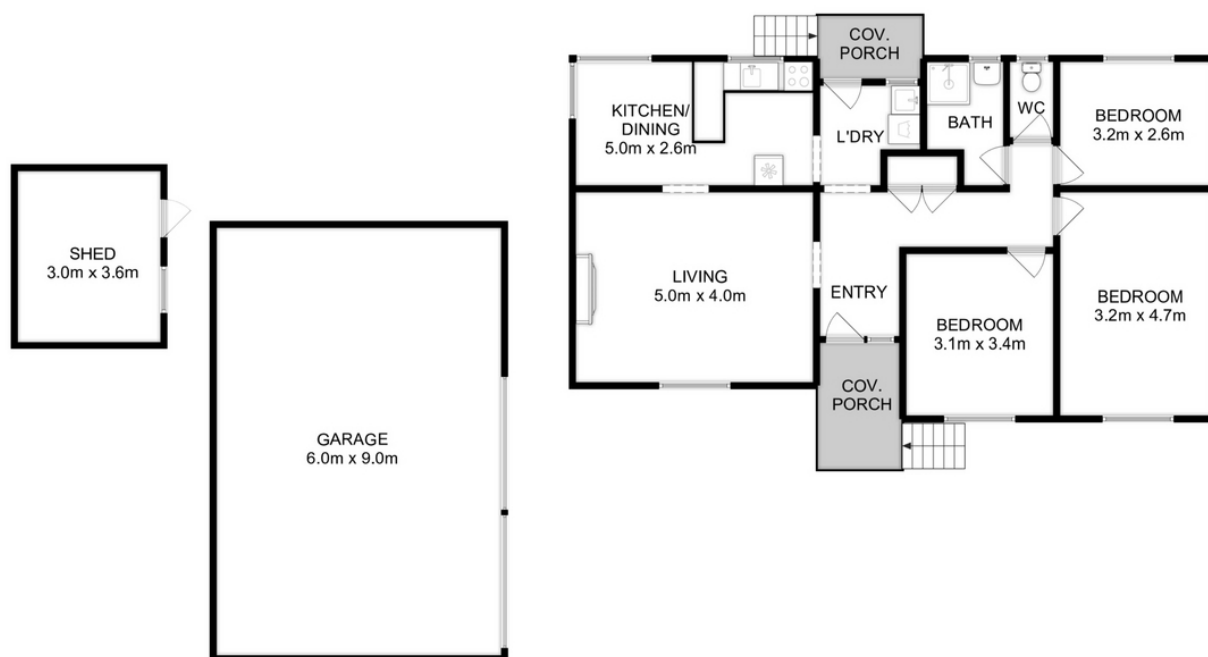












Total Approx. Floor Area : 98 sqm  
Total Approx. Outbuilding Area : 65 sqm

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