



## 6 Curlew Parade CLAREMONT TAS

3  1  3 

Welcome to this delightful 3-bedroom, 1-bathroom home located on Curlew Parade in the scenic suburb of Claremont. Built in 1957, this cozy residence offers a blend of vintage charm and modern comforts. With a build area of 78m<sup>2</sup>, it provides a comfortable living space for small families, couples, or first-time home buyers.

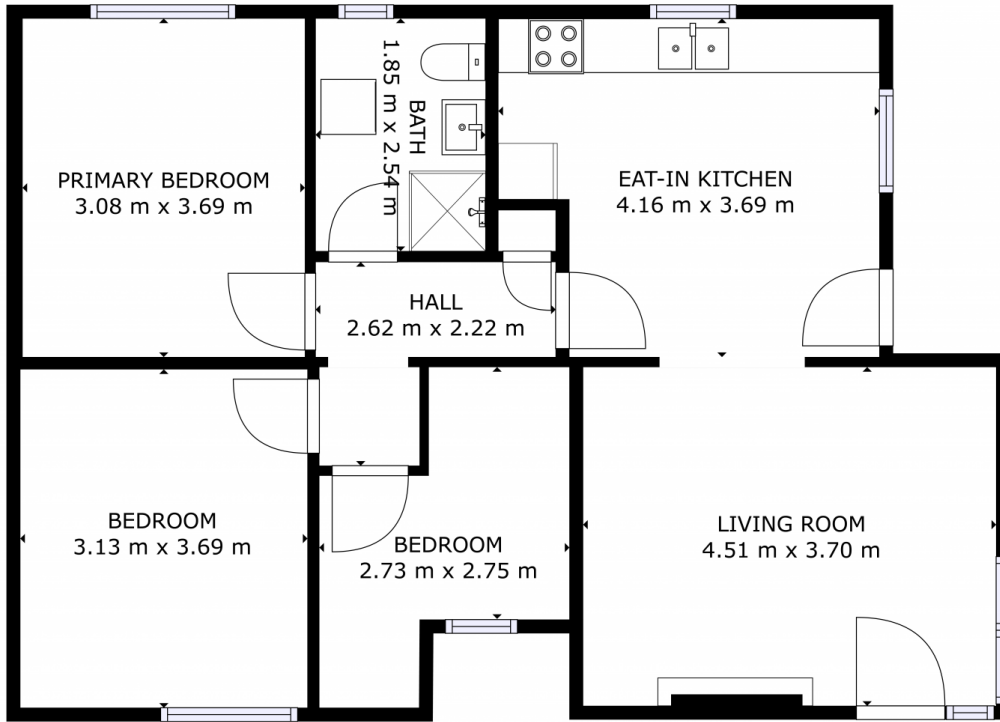
One of the standout features of this property is its proximity to schools and excellent public transport options. Families will appreciate the convenience of nearby parks and shopping centre, ensuring everything is a breeze. The garden adds a touch of greenery and a serene spot for outdoor relaxation or gardening enthusiasts.

Enjoy the added comfort of air-conditioning throughout the year. The home's location also offers beautiful water views, making your living experience even more pleasant. Given

**Price** : O/O 459,000  
**Building Size** : 78 sqm  
**Land Size** : 645 sqm  
**View** : <https://www.4one4.com.au/property/6-curlew-parade-claremont-tas/8107908>



**Patrick Berry**  
0362 737 414



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 73 m<sup>2</sup>  
TOTAL: 73 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**4ONE4.**  
PROPERTY CO.