

16 Godfrey Road Claremont, TAS 3  1  2 

**Perfect for First Home Buyers or an Investors Gem with Comfort, Space and Room to Grow!**

Positioned in a quiet, family-friendly pocket above the township of Claremont, this well-maintained 3-bedroom home is the perfect blend of comfort, convenience, and outdoor living. Built in 1993, the home sits on a generous 650m<sup>2</sup> level block-ideal for young families, first-home buyers or investors.

**Price:** Offers Over \$599,000  
**Council Rates:** \$1,899.00/year (approx)



**Wendy Wade**

0418 561 538



**Jane Bendall**

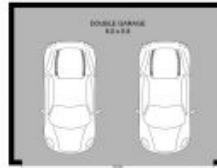
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## FLOOR PLAN

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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TOTAL AREA: 233 m<sup>2</sup> - LIVING AREA: 149 m<sup>2</sup>

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