

# 140 Forest Road, West Hobart, Tas 7000

PETERSWALD  
for property

## House For Sale

Thursday, 7 December 2023

140 Forest Road, West Hobart, Tas 7000

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 997 m2

Type: House



Kim Morgan  
0408297440



Eunice Ware  
0402200687

## **\$780,000+ price range**

Ideally positioned in a coveted city fringe location, within just minutes of Hobart's CBD, this West Hobart property offers a prime opportunity to create a home with revenue or to have extra space for friends and family. The property encompasses two occupancies, with the main residence upstairs including 3 bedrooms, a renovated kitchen/dining, a living room and renovated bathroom (currently tenanted until 30 January 2024 at \$570 (per week), while the self-contained lower floor offers a comfortable, smaller apartment, with a renovated bathroom and kitchen, a living/dining room and 1 double bedroom (approx. \$350 per week in rental return) Both kitchens come fully equipped with modern appliances, abundant storage space, and large countertops, the bathrooms have been renovated to a clean and contemporary standard and the large deck upstairs means that you'll have plenty of space for al-fresco dining and evening barbeques when the weather invites you to do so. The gardens are low maintenance and feature established trees and florals. An archway adorned with blooms provides passage to the gently sloping lawn within the elevated backyard. Off-street parking is provided within a secure garage, allowing residents to leave the car at home and enjoy a convenient stroll into the city. Situated within a premier, sought-after locale, currently providing a combined weekly rental income of \$920.00, this West Hobart property offers a rare opportunity to procure a solid investment with endless rental return and future capital gains.