

19 Maria St, Swansea, Tas 7190

House For Sale

Friday, 17 May 2024



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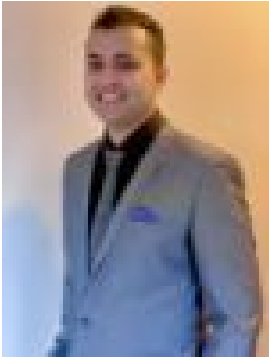
Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 1009 m2

Type: House



Praveen Pant



Paul Scott

0477771098

Offers over \$995,000

2 Homes on 1 Title Presenting an exceptional investment opportunity in Swansea, this unique offering comprises two separate three-bedroom homes situated on a single title. Ideally located within walking distance to Swansea CBD, this property presents versatility and potential for both owner-occupiers and astute investors alike. Set on a generous block size of approx 1009 square meters, these houses can be used as family homes or an investment to rent out either long-term or short-term (stca). Given the high demand for rental accommodation in Swansea, this investment holds significant income potential. We estimate a rental return of approx \$950-\$1,000 each week for the lot, reflecting the attractive yield potential of this investment plus capital growth. Offering a blend of contemporary and traditional living, both homes feature carpeted bedrooms with a combination of built-in and freestanding wardrobes. Each residence is equipped with a split system for climate control, with one home additionally featuring a wood heater for added comfort. Property offers potential for future strata subject to council approval.

House 1: Spacious living and separate kitchen Fully renovated kitchen, bathroom and new laundry Separate entertainment room, workshop and a carport Built-approx 1967

House 2: Open plan living and kitchen Separate kids play room, storage and a shed Garden beds provide the opportunity for homegrown produce Both properties are connected to town water and sewer. Built-2009

Property rates for the lot are approx \$1,764 pa and TasWater is approx \$1,108 pa. This perfect investment may not last long, enquire Praveen Pant on 0432 256 682 or Paul Scott on 0477 771 098 for an inspection or to make an offer. INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF; Please Note: All figures quoted are approximate. Property Code: 1877