

49 Punchbowl Road, Punchbowl, Tas 7249



Sold Block Of Units

Saturday, 12 August 2023

49 Punchbowl Road, Punchbowl, Tas 7249

Bedrooms: 7

Bathrooms: 6

Parkings: 5

Area: 272 m2

Type: Block Of Units



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\$1,000,000

Discover the perfect investment opportunity that guarantees a strong return, positioned in a good location. Welcome to 49 Punchbowl Road, a property that offers both convenience and profitability with a 7.9% rental return. With its five individual units, this property presents a unique chance to secure a valuable asset in an excellent position. Units 1-4 are thoughtfully designed to provide comfortable living spaces. Each unit features a well-appointed bedroom complemented by a separate bathroom, complete with a shower and vanity. The open plan living areas are functional and spacious with a well-equipped kitchen. Additionally, a common laundry area and storage space are available, ensuring convenience and practicality for residents. Unit 5 offers three generously sized rooms. The master bedroom is complete with an ensuite, as an added bonus. The remaining two rooms, situated on the upper level, are served by a central bathroom, ensuring utmost convenience for occupants. Downstairs, the living area provides a comfortable atmosphere, enhanced by a reverse cycle air conditioning system that keeps the temperature just right. The separate kitchen boasts excellent functionality and offers direct access to the outdoor area, including a separate laundry space. The location alone is a testament to its desirability, providing easy access to essential amenities, schools, parks, and transportation options. This property holds the potential to attract tenants seeking both comfort and convenience, making it a worthwhile investment opportunity.

Unit 1 - Tenanted until 26th June 2024 at \$280 per week
Unit 2 - Tenanted until 10 April 2024 at \$280 per week
Unit 3 - Tenanted until 12th December 2023 at \$270 per week
Unit 4 - Tenanted until 28th April 2024 at \$280 per week
Unit 5 - Tenanted until 2nd June 2024 at \$400 per week
Total weekly income \$1,510.00
Year Built: 1968
House Size: 272m² approx.
Land Size: 774m² approx.
Council Rates: \$6,437 pa approx.
Water Rates: \$4,469 pa approx.
Municipality: Launceston City
School Catchments: Punchbowl Primary, Queechy High, Kings Meadows High
Zoning: General Residential
Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.