

**7/77 Molle Street, Hobart, Tas 7000**



**Sold House**

Monday, 28 August 2023

7/77 Molle Street, Hobart, Tas 7000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 46 m2**

**Type: House**

**\$405,000**

This bright 1-bedroom apartment is located on Molle Street, within walking distance of the city centre, Salamanca, and Hobart Waterfront. On the doorstep of the Hobart rivulet walking track, your morning coffee is only a stone's throw away at one of Hobart's best café institutions; Hamlet or Pigeonhole. Occupying a space on the second floor of an original 1900's brick building, unit 7 is positioned perfectly to capture all day sun in the north facing kitchen, bathroom, and bedroom. The apartment has been recently repainted and had the original timber floors refurbished. The kitchen is compact and practical and includes a ducted washer/dryer so your clothes can be laundered safely and effectively. The apartment title also includes a handy storage unit as well as access to a sunny shared yard. Investors, take note of the enticing combination of high yield (approx. 4.5%) and capital growth (+87% past 5 years\*) potential. In a tight rental market, this property presents as an easy "set and forget" addition to your investment portfolio. The opportunity to attain the apartment including all furniture will attract the attention of Airbnb investors, as well as the convenient location and easy-care nature of the property.

- Located within walking distance of CBD, Salamanca and Waterfront
- North facing windows, sunny and bright
- Refurbished floors, renovated kitchens
- Handy storage unit and sunny common grounds
- Perfect long or short term (STCA) investment opportunity

Council Rates: \$1,550 (Approx p.a.) Water Rates: \$700 (Approx p.a.) Body Corporate fees: \$800 (Approx p.a.) Rental Estimate: \$325.00 - \$350.00 (Approx p.w.)\* REIT Hobart unit statistics July 2023

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt its accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.