

7 and 7a Worley Street, North Hobart, Tas 7000



House For Sale

Sunday, 28 April 2024

7 and 7a Worley Street, North Hobart, Tas 7000

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 409 m2

Type: House



Nina Schubert
0404998809



Tay Smook
0480197558

Offers over \$995,000

This fabulous investment opportunity boasts two dwellings on one title, each with reliable tenants in place, making it a lucrative investment or an ideal option for those with extended family members or looking to reside in one and rent out the other. The original cottage, built in 1910, exudes charm with original features including high ceilings and large skirting boards. A functional floor plan offers a spacious living room which flows effortlessly from the eat-in kitchen, three generously sized bedrooms, an upgraded bathroom and laundry and separate WC. 7a Worley Street offers a modern contrast, built in 2022. Its contemporary design features an open plan living, dining, and kitchen with polished concrete floor and stylish Tasmanian Oak accents. The well-equipped kitchen, bedroom with built-in wardrobes, and internal courtyard offer comfortable and convenient living and a spacious and sleek bathroom with matte black and timber accents and a large walk-in shower, adds a touch of luxury. Entertain effortlessly in the covered outdoor courtyard, accessible through double glazed sliding doors from the living area. Conveniently located within easy walking distance to North Hobart's vibrant strip of wonderful eateries and entertainment this wonderful offering also has shared off-street parking for up to 5 cars. Experience the best of urban living with minimal maintenance at this prime North Hobart location. • Current lease (7 Worley Street) : \$470 p/w (expires 26/8/2024) • Current lease (7a Worley Street) : \$460 p/w (expires 27/7/2025) • Heating: 2 x reverse cycle air conditioner, electric underfloor heating • Annual council rates: \$3,024 • Annual water rates: \$2,228