

70 + 72 Sandy Bay Road, Battery Point, Tas 7004



Sold House

Saturday, 12 August 2023

70 + 72 Sandy Bay Road, Battery Point, Tas 7004

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 368 m2

Type: House

\$1,160,000

**** #70 is now under offer****A unique opportunity exists to secure either one or both at no.70 + 72 Sandy Bay Road, a pair of architecturally alluring properties that hold immense potential for those seeking a unique real estate investment. With an advantageous inner residential zoning, these two character-filled properties present a truly remarkable prospect. Whether you envision transforming them into elegant, city homes or continuing their journey as highly sought-after commercial premises, the choice is yours to make. Beyond their captivating facades, timeless interiors effortlessly blend yesteryear's grandeur with contemporary comforts, retaining elegant Tasmanian Oak floorboards, striking mantle pieces, and lofty ceilings adorned with picture rails. Currently, 72 Sandy Bay Road holds a commercial lease with Sandy Bay Massage, with the current term set to renew in December 2023 (including the option of two three-year extensions). Furthermore, the properties offer the convenience of ample off-street parking, accessed via a shared driveway at the rear. Indulge in the convenience of immediate access to Salamanca, distinguished by its thriving cityscape and renowned local culinary delights. Leisurely strolls through heritage parks and cherished proximity to quality restaurants and cafes further enhance the exceptional lifestyle that awaits within this unparalleled blue-chip locale. This remarkable opportunity is certain to appeal to discerning individuals seeking a property with the potential to explore a variety of uses. #72 is currently leased at \$55,912.56 + GST pa. CPI increase due in December 2023 Council Rates: \$7,496.49 pa (approx.) each Water Rates: \$1,096 pa (approx.) each