

**74 Forbes Street, Devonport, Tas 7310**



**Sold House**

Saturday, 12 August 2023

74 Forbes Street, Devonport, Tas 7310

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2427 m2**

**Type: House**

**\$840,000**

Sounds interesting... I agree. This is a brilliant opportunity for someone who would like to complete the development on this fantastic property (STCA).About the house...The house comprises of:- 3 bedrooms the main with a built-in robe- New bathroom with bath, separate shower and vanity- Separate toilet- Stunning kitchen with an island bench, quality joinery, Milano appliances including a dishwasher- Reverse cycle air conditioner- Stunning polished floorboards throughout- Professionally painted throughout including all the timber window frames- Fully rewired with a separate meter- Single car garage and storage shed- Near new window furnishingsThe unit comprises of:- 1 bedroom- New bathroom with bath, separate shower and vanity- Separate toilet- Stunning kitchen with a breakfast bench, quality joinery, Milano appliances- Reverse cycle air conditioner- Stunning polished floorboards throughout- Professionally painted throughout including all the timber window frames- Fully rewired with a separate meter- Near new window furnishings- Rear deck with ramp accessThe current rental appraisal for the house is \$390 - \$415 per week and for the unit \$275 - \$300 per week making for an excellent yield.The land...The current owners have started the process of subdivision on the property, with the development application approved for a 1601m<sup>2</sup> battleaxe lot with plans for a 304m<sup>2</sup> large family home. The house comprises of 4 bedrooms, 2 bathrooms, large open plan living with butler's pantry, double garage, undercover alfresco dining area and a rumpus room. There are also plans for a 20m x 10m shed. For Titles to be issued the new buyer would need to complete installation of the services which are all within proximity to the lot, then approval and sealing of the Title can take place.For the investor there is also possibility for a multiple unit development (STCA) as the location is excellent with other unit developments close by and the CBD being just a short walk away. There is also quick access to the main highway and Schools, shops and public transport are close by.So please phone the listing agent Wendy Squibb for further information and to arrange your private inspection.Disclaimer:While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.