

95 Hampden Road, Battery Point, Tas 7004



Apartment For Sale

Friday, 8 March 2024

95 Hampden Road, Battery Point, Tas 7004

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 305 m2

Type: Apartment



Todd Pepper
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EOI - Offers Around \$3.5M

- Leased pizza shop- Short-term accommodation: 1 x 3-bed and 3-bath apartment; 1 x 2-bed and 1-bath apartment Currently providing approximately 5% net return with increases available. Introducing a rare opportunity to own a piece of history in the heart of a beautiful and popular village. This iconic building has stood the test of time, witnessing various changes throughout its rich history. Now, it presents an exceptional investment opportunity with its thriving business and thoughtfully renovated interior. Completely refurbished in 2015, this meticulously maintained property has been transformed into two self-contained short-term accommodation apartments. The convenient and sought-after location has proven to be a magnet for guests, ensuring a consistent and impressive income stream with a low vacancy rate. The apartments have gained recognition, often featuring on Tripadvisor and earning the prestigious "Superhost" status on Airbnb. The upstairs apartment boasts three spacious bedrooms and three bathrooms, exuding elegance and comfort. The beautifully styled and inviting living room provides a perfect space for relaxation. A fully accommodated galley-style kitchen awaits culinary adventures, while a sunroom offers breathtaking views of the city. On the ground floor, an equally well-appointed two-bedroom, one-bathroom apartment awaits. Designed with utmost attention to detail, this self-contained unit offers a cosy and welcoming atmosphere. Both apartments are equipped with modern conveniences, ensuring a seamless and enjoyable experience for guests. The property is being sold as a walk-in, walk-out opportunity, allowing the new owner to effortlessly take over and reap the rewards of the remarkable transformation that has been achieved. Adding to the appeal of this investment is the leased shop front, which was once the renowned Bahr's Chocolate Shop. Presently, it offers specialty pizzas to the area, further enhancing the overall income potential of this unique property. This building holds great significance in the Battery Point and Hampden Road community, and its evolution from a family business and home to its present state ensures its historical value is preserved while matching its impressive financial status. Further benefit has been designed into the refurbishment and that is the introduction of firewalls between each dwelling allowing for a separate strata title development to be approved subject to council involvement. Don't miss this chance to own a piece of local history and experience an exceptional return on investment. Enquire now and seize the opportunity to become the proud owner of this remarkable high-yielding business and historic property. Expressions of interest closing the 22nd of April. The vendors reserve the right to accept any offer prior to the closing date. _____ Disclaimer: This information has been carefully compiled and is not intended to be treated as a warranty or promise as to the correctness of the information. Interested parties should undertake independent enquiries and investigations to satisfy themselves that any details herein are true and correct. The author makes no claim as to the accuracy of the information within and does not intend it to be legally binding. All other responsibilities disclaimed. Information contained herein on specific properties has been provided by the vendor, by the authorities, or by third party providers. It is subject to the final contract and interested parties must make their own separate enquiries to verify and ensure accuracy of the information herein.