

Unit 406/156 Bathurst Street, Hobart, Tas 7000



Unit For Sale

Monday, 8 January 2024

Unit 406/156 Bathurst Street, Hobart, Tas 7000

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 51 m2

Type: Unit



Peter Clark
0418596747

Offers Over \$210,000

Unique investment property located in the Best Western Hotel on the edge of the Hobart CBD. This executive suite on the 4th floor offers 2 spacious rooms one set up with a King bed and the other setup as a Twin single. Both rooms have city facing decks looking out over the city skyline towards Mount Nelson and the Derwent River. The bathroom has recently been renovated and comprises a vanity, shower and toilet. There is an active management agreement in place with the Best Western Hotel group, ensuring that bookings, outgoings, cleaning and maintenance are all attended to. The current lease expires in 2033 with an option for a further 10 years providing security to the unit owner. The average return to the owner currently stands at approximately \$1,000 per month with the only outgoings for the owner being Land tax at approximately \$250 per annum. Best Western pay for all outgoings including rates, body corporate and maintenance. It really is a set and forget investment perfect for the investor just starting out, or to add to your self-managed superannuation fund. The Best Western complex has modern interiors as well as a gym, restaurant, bar and multiple function rooms. The owner is entitled to a 4 nights stay every year. Being just a 5 minute walk to the heart of the city and a 10 minute stroll from Salamanca Place this property makes for an awesome location to explore Tasmania's Capital City and beyond. Contact agent to arrange for an inspection.*The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.