







2X3BR HOMES EXCELLENT INVESTMENT SWANSEA MINUTES DRIVE TO BEACH

6 2 4 1,009m2

2 Homes on 1 Title

Presenting an exceptional investment opportunity in Swansea, this unique offering comprises two separate three-bedroom homes situated on a single title. Ideally located within walking distance to Swansea CBD, this property presents versatility and potential for both owner-occupiers and astute investors alike.

Set on a generous block size of approx 1009 square meters, these houses can be used as family homes or an investment to rent out either long-term or short-term (stca). Given the high demand for rental accommodation in Swansea, this investment holds significant income potential.

We estimate a rental return of approx $950-$1,000 each week for the lot, reflecting the attractive yield potential of this investment plus capital growth.

Offering a blend of contemporary and traditional living, both homes feature carpeted bedrooms with a combination of built-in and freestanding wardrobes.

Each residence is equipped with a split system for climate control, with one home additionally featuring a wood heater for added comfort.

Property offers potential for future strata subject to council approval.

Price	Offers over $995,000
Property Type	Residential
Property ID	1877
Land Area	1,009 m2
Floor Area	240 m2

AGENT DETAILS

Praveen Pant - 0432 256 682
Paul Scott - 0477771098

OFFICE DETAILS

Tasmanian Business and Property Sales
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House 1:

Spacious living and separate kitchen

Fully renovated kitchen, bathroom and new laundry

Separate entertainment room, workshop and a carport

Built-approx 1967

House 2

Open plan living and kitchen

Separate kids play room, storage and a shed

Garden beds provide the opportunity for homegrown produce

Both properties are connected to town water and sewer.

Built-2009

Property rates for the lot are approx $1,764 pa and TasWater is approx $1,108 pa.

This perfect investment may not last long, enquire Praveen Pant 0432 256 682 or email praveenp@tasbps.com.au for an inspection or to make an offer.

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