



21 Andrew Street, Strahan



## 10 X 2 BDR & 1X 1BDR SELF-CONTAINED FULLY FURNISHED VILLAS INCREDIBLE VALUE OFFERS OVER \$1,095,000

Make no mistake this is not a misprint, these units present extremely well, are located in attractive gardens, have been regularly maintained and upgraded.

Sell your home live in one unit and either operate as is the current usage, overnight accommodation, generating approximately \$385,000 (from 10 units) in 2023, or let on a permanent basis, which should return around around \$150,000 plus pa.

Upside exists to do slight boundary adjustments as these villas are on 8 titles ( with road frontage) and sell

Additionally included is the reception, commercial and guest laundries, approximately 79m<sup>2</sup>.

These units have recently had split system air-conditioners installed, floor coverings and window furnishing replaced, new furniture and painted. They come fully furnished, with linen, crockery and cutlery. The complex has commercial and guest washing machines.

Manicured lawns with trees, scrubs and an established rose garden in the old railway turning circle.

Price OFFERS OVER  
\$1,095,000

Property Type Business

Property ID 1919

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee Dr St Leonards, TAS,  
7250 Australia  
0432256682



The fastidious owners, originally built the units and have lovingly maintained them, it has been a labour of love, for almost 50 years.

Located in Strahan, on the West Coast of Tasmania, a very popular tourist destination and thriving centre for fish farming and Huon Pine.

This type of opportunity may never come your way again, so give it priority if it is of interest. Many times below replacement value. Gst may be applicable if turned into permanent lets,

For more information or to arrange a private viewing of this remarkable property, contact Praveen Pant 0432 256 682, or contact Paul Scott at 0477 771 098 email: [praveenp@tasbps.com.au](mailto:praveenp@tasbps.com.au)

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

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