



121 Weld St, Beaconsfield



## PRIME PROMINENT PASSIVE CHARACTER DUAL INVESTMENT PROPERTY @ BEACONSFIELD

Ideal investment with a commercial and residential tenancy, in an attractive landmark building, which enjoys a constant flow of passing traffic.

Outstanding opportunity to gain a diversified income from property that is always in demand.

Both tenants are on signed leases, the shop pays half the rates. The residence is one bedroom, with possibly a second bedroom, has a modern kitchen and bathroom, wood heater, very nice outdoor living area. Gardens and low maintenance fencing surround the property, on site extra parking at the rear for 4 or more cars

Beaconsfield is enjoying buoyancy and growth, the township is always busy.

There is potential to increase the current returns.

A great low cost addition to your rental portfolio, or a brilliant way to come a landlord.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact St Paul Scott on 0477 771 098 email: pauls@tasbps.com.au

Price	OFFERS OVER \$399,000
Property Type	Commercial
Property ID	2009
Office Area	1 m2

### 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



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AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY  
UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY  
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