



44 Elwick Road, GLENORCHY, TAS 7010

Investors, first home buyers or both - 2 flats in 1 house - fantastic yield!

Welcome to the very popular City of Glenorchy!

This property has something for everyone; investors, first home buyers, owner occupiers, renovators and/or downsizers.

TYPE: Sold

INTERNET ID: R24290617

SALE DETAILS

Offers over \$545,000

44 Elwick Road (c1917) consists of 2 flats. Flat 1 (68 sqm) consists of one very generous sized bedroom, living room and one bathroom with separate laundry plus one OSP, with a generously proportioned garden. Currently leased at \$350 per week until January 2025. Flat 2 (85 sqm) consists of two large proportioned bedrooms, a light-filled sunroom/study, kitchen/dining, bathroom and laundry and one OSP. There is also as a large secured back yard most suitable for pets and children alike. This flat is currently leased for \$400 per week until April 2025. Total land size is 554 sqm (approx.).

CONTACT DETAILS

Elders Hobart
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HOBART, TAS
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44 Elwick Road been well maintained with recent upgrades including new roofing, painting, gutters and fencing.

This property offers a unique opportunity for astute investor, first home buyer, owner occupier, renovators or downsizers - or all of the above - all within a short stroll from Northgate Shopping Centre, shopping and sporting facilities and only a quick drive to Hobart CBD.

44 Elwick Road

Council rates: \$2592 pa approx

Water rates: \$596 pa approx

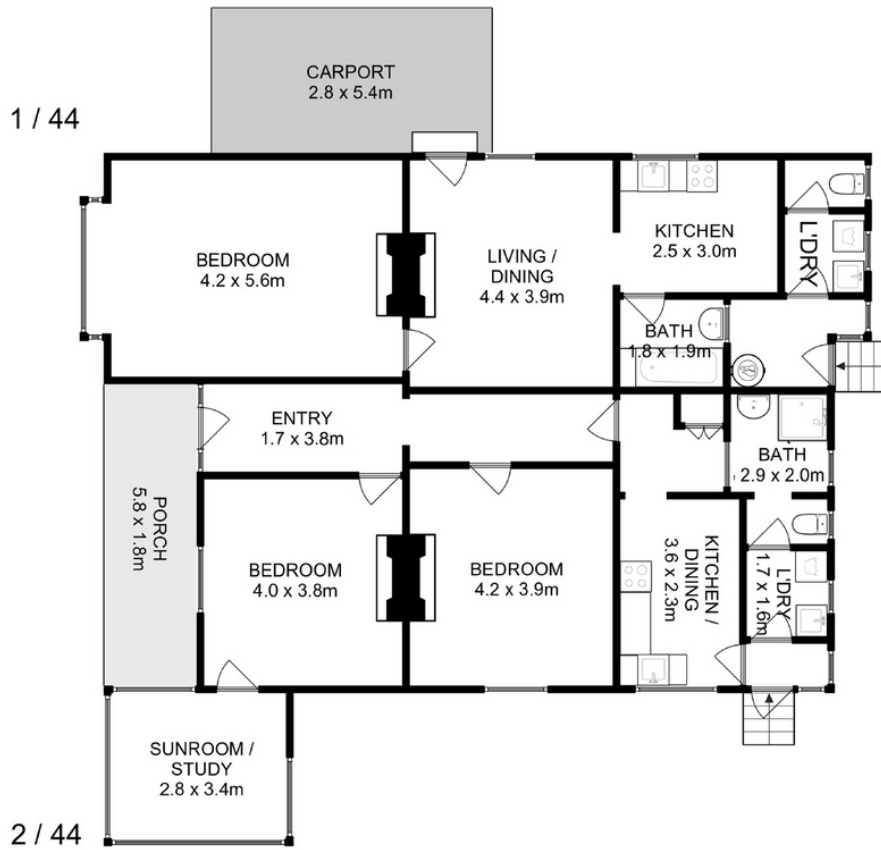
Body corporate: \$600 pa approx

- Land Area 554.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2



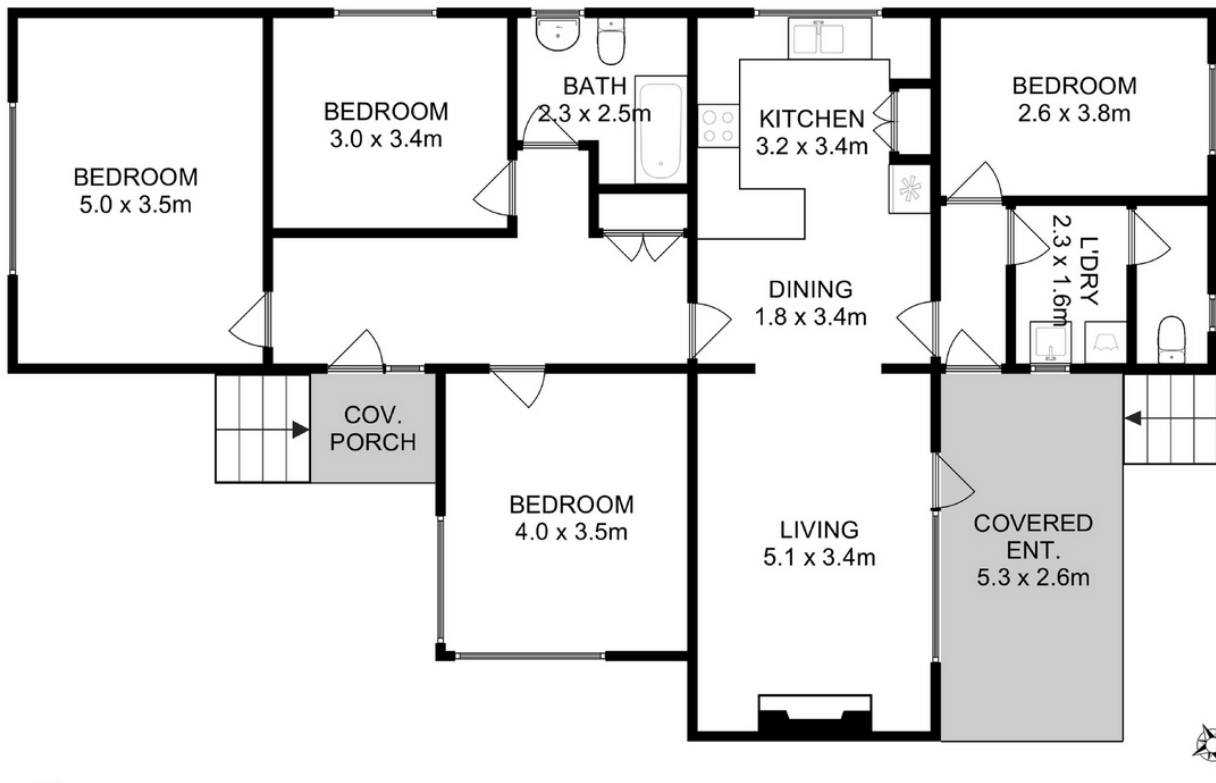






Total Approx. Floor Area 1 / 44 : 68 sqm
Total Approx. Floor Area 2 / 44 : 85 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com



Total Approx. Floor Area : 128 sqm

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