



36-38 Mellifont Street, WEST HOBART, TAS 7000

City fringe investment opportunity

Positioned within the sought-after suburb of West Hobart, this solid brick property built in 1915 presents an exceptional opportunity for astute investors looking to expand their property portfolio. Comprising four units on one title, this well-maintained block offers strong rental returns and long-term growth potential just moments from North Hobart and Hobart's CBD.

TYPE: Sold

INTERNET ID: R24551085

SALE DETAILS

Offers over \$1,495,000

Set across two levels, the property features two units on the lower level and two on the upper level, each offering a functional layout with two bedrooms and one bathroom. Unit 2 has recently been upgraded with new floor coverings and freshly painted interiors and is currently being advertised for lease at \$450 per week.

With reliable tenants in place and lease terms extending between August 2025 and April 2026, the property delivers immediate rental income and a projected gross rental yield of approximately 5.5%.

Additional features include off-street parking for each unit, a communal rear garden for shared enjoyment, and a location that continues to experience high demand from both tenants and investors alike.

This is an exciting and rare chance to secure a multi-unit holding in one of Hobart's most tightly held suburbsâ##ideal for investors seeking strong rental performance and future capital growth.

- Land Area 539.00 square metres
- Building Area: 73.00 square metres
- Bedrooms: 8
- Bathrooms: 4
- Car Parks: 4

CONTACT DETAILS

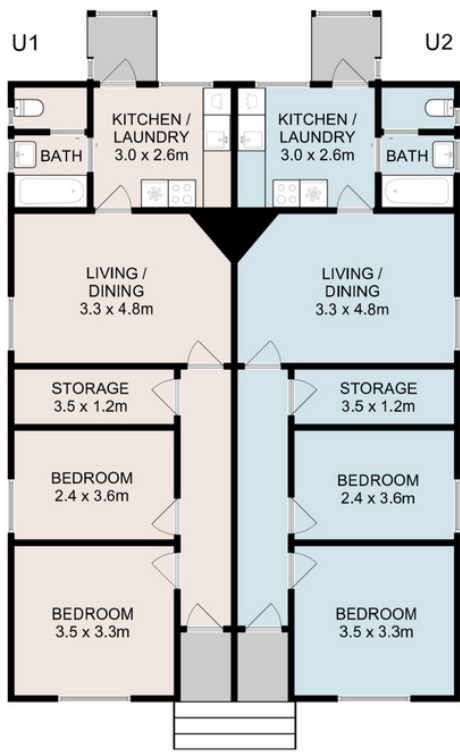
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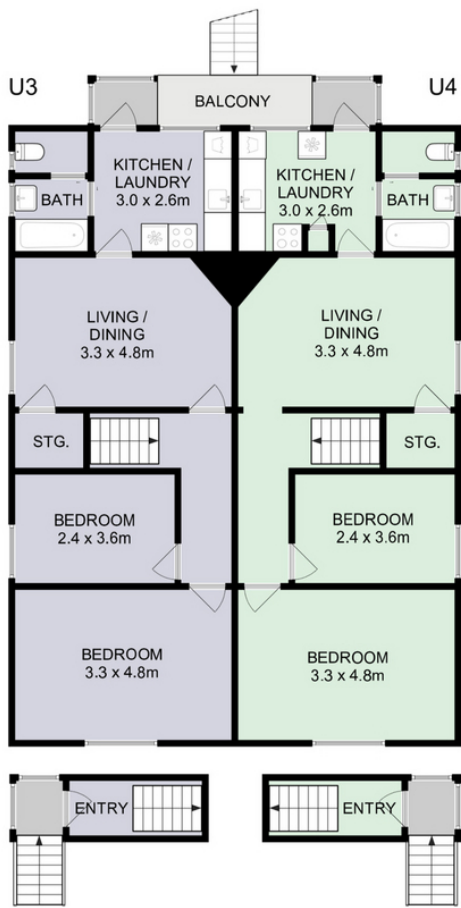








Total Approx. Floor Area U1 & U2 : 67 sqm
 Total Approx. Floor Area U3 & U4 : 73 sqm



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