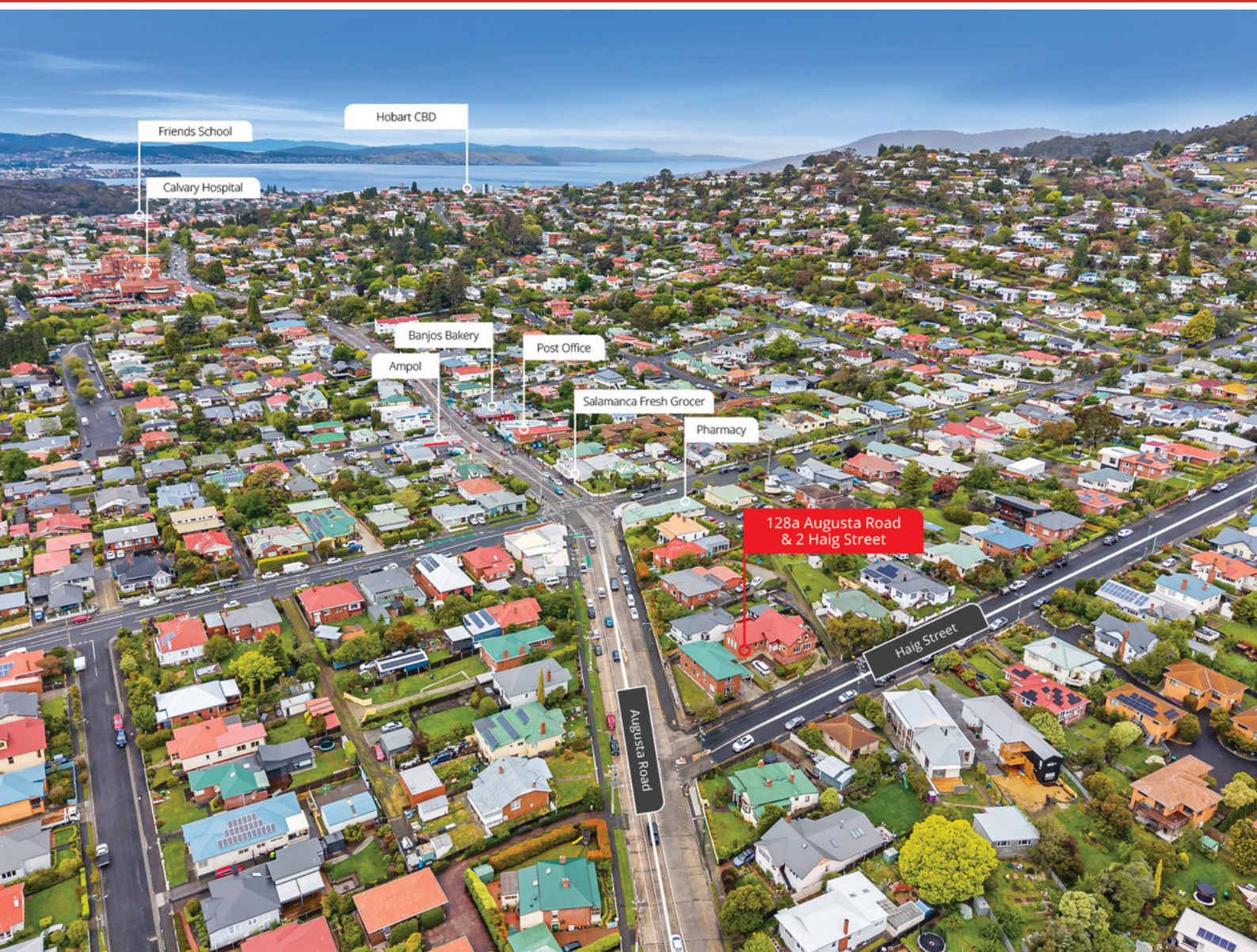




128A Augusta Road, LENA VALLEY, TAS 7008

Outstanding investment opportunity - 10 year lease

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Elders is pleased to present an outstanding investment opportunity to the market comprising 128a Augusta Road and 2 Haig Street, Lenah Valley. These two properties are available for purchase individually or as a combined portfolio and will be sold subject to a secure 10-year leaseback to Hobart City Mission.

Purpose-built and redeveloped to meet accessibility requirements, both properties are utilised for supported independent living, featuring level access, lifts, handrails, wide doorways, and fully accessible amenities.

* Situated in the highly sought-after residential suburb of Lenah Valley, 4* km north-west of Hobart CBD.

* Exceptional convenience, just 100* metres from Lenah Valley's village precinct, offering a range of local amenities including grocery store, pharmacy, newsagent, bakery, caf  s, and service station.

* Secure 10-year leaseback to Hobart City Mission, commencing at \$60,000 pa per property with annual rent increases to the greater of 3% or CPI.

* Set and forget, low-maintenance investment â   tenant responsible for all outgoings

* Hobart City Mission is a well-established charitable organisation, serving Tasmania since 1852.

* 128a Augusta Road contains 6 bedrooms and 3 bathrooms with a building area of 230 sqm* whilst 2 Haig Street has 8 bedrooms 2 bathrooms plus a powder room and has a building area of 264 sqm*.

- Land Area 1,019.00 square metre
- Building Area: 684.00 square metres
- Bedrooms: 14
- Bathrooms: 5
- Car Parks: 2
- Single carport

TYPE: For Sale

INTERNET ID: R24798282

SALE DETAILS

Expressions of interest
close 11/12/25 at 4pm
AEDT

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Todd Stevenson
0438 295 604





128A Augusta Street



Total Approx. Floor Area : 230 sqm

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

2 Haig Street



Total Approx. Floor Area : 264 sqm



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