



19 Maria St, Swansea



## 2X3BR HOMES EXCELLENT INVESTMENT SWANSEA MINUTES DRIVE TO BEACH

2 Homes on 1 Title

Presenting an exceptional investment opportunity in Swansea, this unique offering comprises two separate three-bedroom homes situated on a single title. Ideally located within walking distance to Swansea CBD, this property presents versatility and potential for both owner-occupiers and astute investors alike.

Set on a generous block size of approx 1009 square meters, these houses can be used as family homes or an investment to rent out either long-term or short-term (stca). Given the high demand for rental accommodation in Swansea, this investment holds significant income potential.

We estimate a rental return of approx \$950-\$1,000 each week for the lot, reflecting the attractive yield potential of this investment plus capital growth.

Offering a blend of contemporary and traditional living, both homes feature carpeted bedrooms with a combination of built-in and freestanding wardrobes.

Each residence is equipped with a split system for climate control, with one home additionally featuring a wood heater for added comfort.

Property offers potential for future strata subject to council approval.

🛏️ 6 🚿 2 🚗 4 📏 1,009 m2

<b>Price</b>	Offers over \$995,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1877
<b>Land Area</b>	1,009 m2
<b>Floor Area</b>	240 m2

### AGENT DETAILS

Praveen Pant - 0432 256 682  
Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property Sales  
31 Encee Dr St Leonards, TAS,  
7250 Australia  
0432256682



House 1:

Spacious living and separate kitchen

Fully renovated kitchen, bathroom and new laundry

Separate entertainment room, workshop and a carport

Built-approx 1967

House 2

Open plan living and kitchen

Separate kids play room, storage and a shed

Garden beds provide the opportunity for homegrown produce

Both properties are connected to town water and sewer.

Built-2009

Property rates for the lot are approx \$1,764 pa and TasWater is approx \$1,108 pa.

This perfect investment may not last long, enquire Praveen Pant on 0432 256 682 or Paul Scott on 0477 771 098 for an inspection or to make an offer.

**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; Please Note: All figures quoted are approximate.**

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.