

Sold



**ESTABLISHED BUSINESS 4BR HOME PASSIVE INVESTMENT  
LONG TERM TENANT ROI>7.4% PA**

Looking for a smart investment opportunity that offers long-term financial benefits?

Look no further than this fantastic freehold investment property! Offering Capital Growth and a Fantastic Return.

Nestled in a prime location in Norwood, en route to Hobart Rd & Midlands Hwy this property offers a unique opportunity to secure a long-term investment with potential for impressive capital growth. The freehold nature of the property means that you'll have complete ownership, giving you the flexibility to add value & increase the rental income for the 4BR home.

This investment comprises 2 tenancies, one is a popular convenience/takeaway store and the second tenancy is a 4BR house all on 1 title.

Business has a long-term lease of 8 years with a 7-year option and the house has a tenant that is managed by a local real estate firm.

Total Rental income: \$1150 pw  
Business-\$800+gst per week  
4BR Home-\$350 per week with the potential to go up to a minimum of

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Business</b>
<b>Property ID</b>	<b>978</b>

**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



\$450 (as per market rate) at the expiry of the current lease.

Local Council-Launceston City Council

Area-658 sqm

Zoning-Local Business

PID-6883692

Build circa 1970, to our understanding, there is no money to be spent on any aspect of this property.

Investing in property has never been easier, and with this freehold investment, you'll be setting yourself up for financial success. Whether you're a seasoned investor or new to the game, this property offers a solid foundation for building your property portfolio.

Don't miss out on this fantastic investment opportunity - contact us today to arrange a viewing and see for yourself the potential this freehold investment property has to offer.

Call Praveen Pant on 0432 256 682 or Paul Scott on 0477 771 098 or email [pauls@tasbps.com.au](mailto:pauls@tasbps.com.au) / [praveenp@tasbps.com.au](mailto:praveenp@tasbps.com.au)

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