



1 Valley Street West Hobart TAS

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This upgraded dual occupancy residence consists of a fully self-contained bedsit apartment, currently let for \$200 per week to a meticulous long-standing tenant. Upstairs boasts 3 large double bedrooms, expansive lounge room, generously proportioned dining/kitchen area, well located upgraded bathroom plus separate w/c. This area displays polished Tassie oak floors with a recently upgraded kitchen with a substantial modern European gas stove. Both levels are equipped with reverse cycle heat pumps and mains gas connection for hot water. There is also a single lock up garage.

It is our opinion that upstairs although offered for sale vacant, would let for around \$450 per week.

The location is within a few minutes walk of The Hill Street Grocery, transport, several recreation reserves and within a

Price : \$ 633,000
Building Size : 161 sqm
Land Size : 465 sqm
View : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/west-hobart/residential/house/5923794>



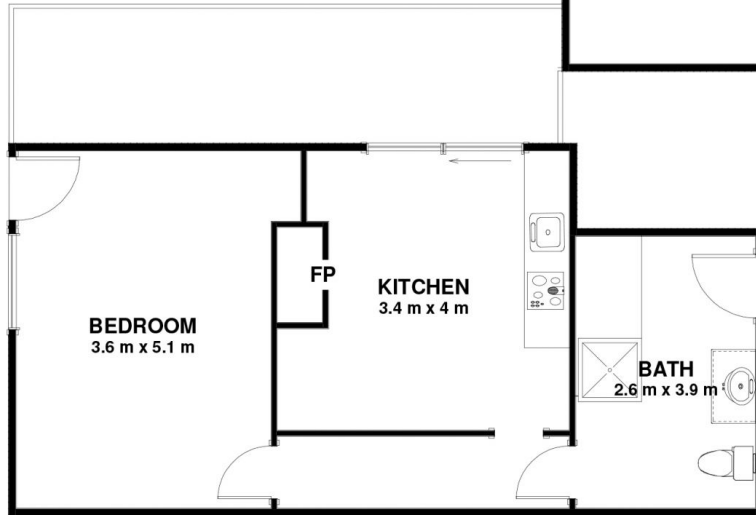
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6169 2555



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Approx Internal Space 154 sqm

GARAGE
4 m x 5.5 m



LOWER LEVEL



UPPER LEVEL

Disclaimer: All measurements and floor plan details are for informational purposes only. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended. The approximate internal area measurement does not directly reflect the government evaluation of the property area.