

Under Contract



## 110 Caroline St, East Devonport



### DUPLEX UNIT PAIR\* - BUY EITHER, BUY BOTH

\*Price displayed refers to Unit 1. Contact agent for guide on Unit 2.

A somewhat rare opportunity here to secure ONE or BOTH of these INDIVIDUALLY TITLED UNITS before the rest of Australia cottons on to the value being added to East Devonport by the soon to be completed transport infrastructure which will be the gateway to Tasmania's Northwest and beyond.

#### Unit 1:

Set on 302sqm and around approx 99sqm under roof. It's a bit tired but very livable, and some cosmetic upgrades would definitely improve its value.

2 Bedrooms, 1 bathroom with separate toilet, generous living room, sunny kitchen with dining or further living space off it, internal garage and laundry, private courtyard. Space for a 2nd vehicle.

#### Unit 2:

Set on 278sqm, approx 99sqm under roof. Move in ready with 2 bedrooms, 1 bathroom, living and dining room, light filled kitchen, internal garage which is currently used as a rumpus/music room.

4 2 4 765 m<sup>2</sup>

**Price** From \$390,000

**Property Type** Residential

**Property ID** 125

**Land Area** 765 m<sup>2</sup>

**Floor Area** 199 m<sup>2</sup>

#### AGENT DETAILS

Craig Heppell - 0400 180 515

#### OFFICE DETAILS

Ulverstone Real Estate

0400 180 515

Courtyard with toolshed. Space for 2nd vehicle.

Common area/driveway around 145sqm, block is fully fenced - NO BODY CORPS.

Conservative estimate re rental return is around \$400pw each.

Downsizing? First home? Investing?

Get in touch today and register your interest.

*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.*