






Impressive Investment Opportunity



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23 Eighth Avenue, West Moonah

Sold for \$860,000 (Mar 27, 2024)

This investment opportunity is certainly one to consider for your portfolio.

Sitting high on the hill of Eighth Avenue this property boasts spectacular river and mountain views. Its original 1960's features including wide hallways, stone fire surrounds, and etched glass doors remain classic. Rooms are expansive with large windows taking advantage of its northerly aspect. Plenty of storage space is available in the garage and under the house, and easy parking is provided with 5 open car spaces at the front of the property.

The rear yard is currently fenced into sections but there is plenty of scope to expand the property or add a "granny" style flat (STCA).

Offering a great rental return, this property is divided into three units that remain all on one title. Consisting of one 3-bedroom unit and two 1-bedroom units, the combined rental income is currently \$1,180 per week, increasing to \$1,190 from mid February 2024.

Current rental amounts and lease end dates:

Unit 1 – \$480 per week with lease ending 06/10/2024

Unit 2 – \$340 per week with current lease ending 12/2/2024. Please note this lease has been

Property ID:	L19444733
Property Type:	House
Building / Floor Area:	290
Garages:	1
Open Parking:	5
Land Area:	696.0 sqm

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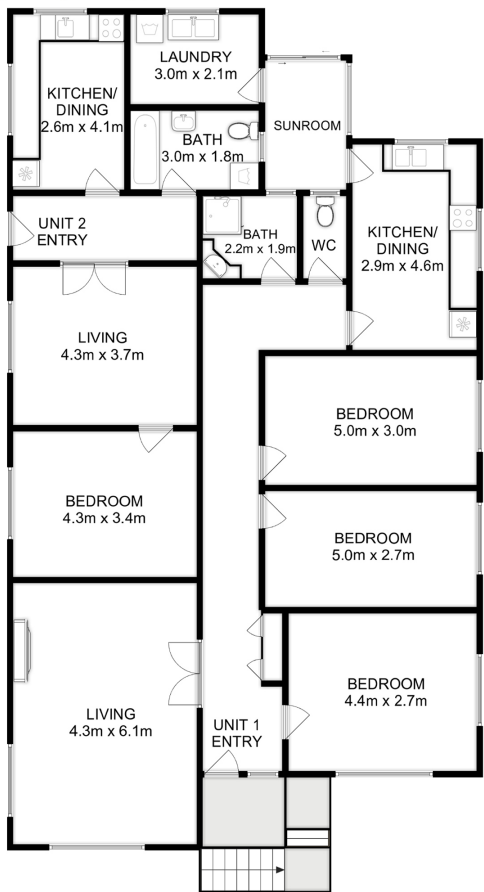
renewed for a further 6 months.

Unit 3 – \$360 per week with lease ending 15/2/2024. Please note a new 12 month lease will commence at the expiration of the current lease for \$370 per week.

Outgoings are available upon request.

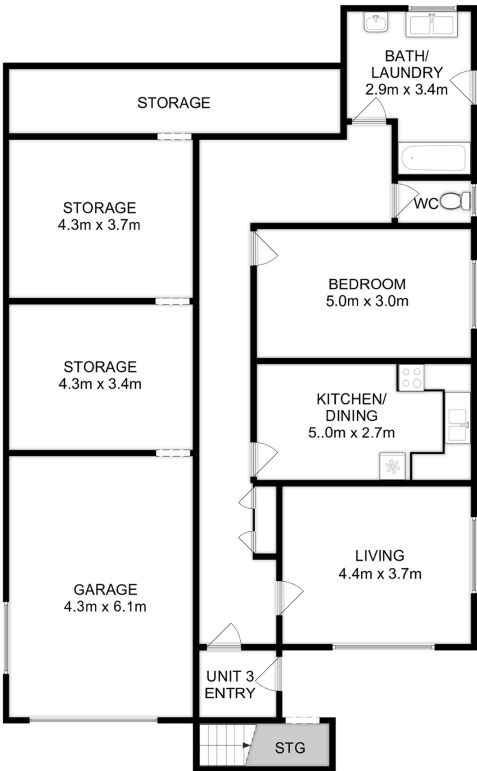
West Moonah's demographic, and its housing stock, has always been varied and it remains a popular suburb to live and invest in. Its proximity to schools, transport options and the local shopping districts of Moonah and Glenorchy will ensure its popularity remains.

Inspection by appointment only.



UPPER LEVEL

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



LOWER LEVEL

Total Approx. Floor Area (excl. garage and storage) : 291 sqm