

Inner-City Residential & Commercial on Separate Strata Titles



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223A Collins Street & Unit 1, 223 Collins Street, Hobart

Offers Above \$1,100,000

Raine & Horne Hobart, together with Raine & Horne Commercial, are delighted to offer for sale a rare combination of commercial and residential accommodation within a highly desirable inner-city locale. Providing opportunities for investors and owner occupiers, the properties (each on separate strata titles) are offered to the market at offers over \$1,100,000 for both as a whole, or by offer as separate lots.

When location is important it is hard to beat 223 Collins Street, Hobart. It is just a short walk to the city centre, provides easy access to Hobart's major arterial roads, and is less than 200m from the popular Hobart Rivulet Linear Park – a peaceful refuge that also provides easy walking access to South and West Hobart.

Refurbished in 2015, Studio 223 occupies the top level with street front access. Head on up the stairs and you will be impressed by a crisp, modern space that highlights gorgeous timber floors and emphasises light. It is a perfect spot to escape the city bustle.

Windows encompass three sides of the studio allowing for plenty of natural light, cityscape views and Mountain glimpses. The windows have dual blinds providing privacy screens for light to enter the studio, and block out blinds to provide refuge from the city's night lights.

A large timber deck of approx. 21m² is tucked away at the rear of the unit. It offers plenty of

Property ID:	L33310258
Property Type:	Studio
Building / Floor Area:	147
Open Parking:	2
Land Area:	223.0 sqm

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sunshine and is perfect for alfresco dining or just relaxing.

Back inside, the kitchen provides ample bench space and comes almost fully equipped with appliances including a Samsung fridge, Fisher & Paykel washing machine, hotplates and a microwave, together with several smaller appliances, pots, crockery and cutlery.

The stylish bathroom is a separate room and sits adjacent to the sleeping area. It provides a walk-in shower, vanity and toilet.

The balance of the inside area is currently set up into zones for sleeping, dining and TV watching. Almost all the internal furniture is included here with the exception of the bed.

The property has been used for short-term visitor accommodation in the past and that permit is still in place today. An estimate of market rent for long term residential accommodation has been determined to be between \$475 and \$525 per week. It is offered with vacant possession.

Downstairs the Commercial tenancy – known as Unit 1 – has been fitted out as a modern office suite of approx. 79m². It is currently leased until April 2026 offering opportunities for owner-occupation or residential conversion (STCA) and incorporates a laneway on the title for 2 car parks. Further lease details can be provided by the Agent.