



kate

reality



8 Nicholas Avenue Dodges Ferry TAS

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Every so often an opportunity presents itself that is almost too good to be true. That is certainly the case with 8 Nicholas Avenue, Dodges Ferry. Here you have not one but two homes, both generating an excellent rental income, on the one title.

Perhaps you are looking for a home for yourself with the added bonus of a rental income, maybe you are a savvy investor, looking for a great yield with plenty of scope to increase? This neat little package will cater to both.

The front, main home has level entry and is neat and tidy with 2 bedrooms, both with built-ins. A good size, dual access bathroom, separate toilet and laundry are all in good condition. The open plan kitchen and living room has a built-in breakfast bar to maximise the use of space. There is a good-sized front and rear yard, both are pretty

Price : \$ 425,000
Building Size : 95 sqm
Land Size : 1339 sqm
View : <https://www.katestoreyrealty.com.au/sale/tas/hobart-southern/dodges-ferry/residential/house/5749305>

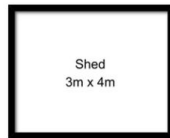
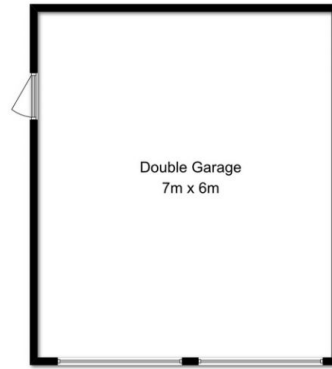
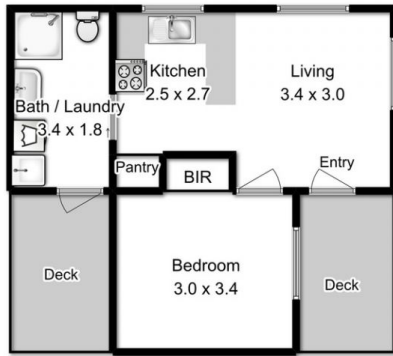


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Floor Area approx: 38sqm



All measurements are internal and approximate
This plan is a sketch for illustration not valuation
Produced by open2view.com for Kate Storey Realty

Floor Area approx: 95sqm