

**35 Hiller Street, Devonport, TAS, 7310**

**McGrath**

**House For Sale**

Friday, 15 November 2024

35 Hiller Street, Devonport, TAS, 7310

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## DUAL CHARACTER HOME ON TWO TITLES

Discover the charm of dual living with this remarkable property on two titles, set on a level 941m<sup>2</sup> allotment in the heart of Devonport's popular Hiller Street. Just a short stroll to the Living City, local restaurants, and the vibrant café scene, this unique property blends timeless character with modern convenience.

The main residence, a character-filled 1940s home, showcases elegant features such as polished timber floors and stain glass windows. With two double bedrooms, a spacious living area, a sunroom, and an open-plan kitchen, the layout provides comfort and charm, offering scope for future updates to enhance its appeal.

At the rear of the property, you'll find an updated one-bedroom dwelling, designed for privacy and modern living. The home includes a master bedroom with built in wardrobe, a central laundry/bathroom, separate toilet, and a cosy lounge that flows out onto a patio. From here, enjoy manicured lawns, mature trees, and a fenced, tranquil yard – perfect for unwinding or entertaining.

Nestled in a prime Devonport location near shops, transport, schools, and everyday conveniences, 35 Hiller Street offers not just a home, but an exceptional opportunity.

With two separate leases currently in place, this dual-title property offers a solid rental yield of approximately 5% with a current rental income of \$700.00 per week, presenting a fantastic opportunity for investors.

- Character-filled 1940s main residence with polished timber floors and stained glass windows
- Rear one-bedroom dwelling with modern updates, built-in wardrobe, and patio
- Connected to mains gas for convenience and efficiency
- Prime location in Devonport, close to Living City, restaurants, and cafes
- Low-maintenance yard with mature trees and fenced, tranquil space
- Strong rental yield of approximately 5%, ideal for investors

\*\*McGrath Devonport believe information contained is accurate however interested parties should rely upon their own enquires. Plans are indicative only