

**40 Hampden Street, Latrobe, TAS, 7307**



**House For Sale**

Wednesday, 18 December 2024

40 Hampden Street, Latrobe, TAS, 7307

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Wiggers  
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## Golden Investment Opportunity in the Heart of Latrobe

Positioned just 100m (approx.) from Latrobe's vibrant main street and conveniently close to schools and sporting facilities, this property offers a prime location with excellent potential for investors seeking to expand their portfolio.

Set on a spacious 784sqm block (approx.), the home features three bedrooms (two with built-in robes) and a comfortable living area equipped with a Daikin heat pump, ensuring year-round comfort. The updated kitchen is sure to please the home chef, while the covered outdoor entertaining area provides the perfect space for relaxed gatherings.

Practicality is a highlight, with a front driveway leading to a double garage and rear laneway access offering additional convenience. The generous block size also provides an exciting opportunity to subdivide and build a unit at the rear (STCA), making this property an ideal choice for those looking to unlock future growth potential.

The property's functional layout and low-maintenance design make it an appealing choice for tenants. Currently leased until September 2025 at \$330 per week, this property delivers immediate rental income, offering an attractive yield and long-term growth potential.

Whether you're an experienced investor or looking for a solid first investment, this home combines location, lifestyle, and reliability.

Don't miss this golden opportunity, contact Peter Wiggers today for more details!

One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquires.