



46 Federal Street NORTH HOBART, TAS



Unmissable dual dwelling investment

Here's something very special and rarely seen for sale - two dwellings on one title and located just around the corner from North Hobart's renowned restaurant strip. These two exceptional homes are very different in age and style yet complement each other beautifully and present a unique opportunity for those seeking flexible family living, a glorious guest house, or investment for long or short-term rental.

Council Rates: \$3,900.00/year (approx)

Clever design allows the compact 286 sqm block to accommodate an individual courtyard-style outdoor space for each building, which are also separately metered for power.

There is off-street parking for two cars - a valuable asset in this bustling area - but with North Hobart's many shops, eateries, entertainment and services a five-minute stroll up

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All measurements are internal and approximate.
 This plan is a sketch for illustration, not valuation.
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Approx. unit 1 area : 106 sqm
 Approx. unit 2 area : 100 sqm

