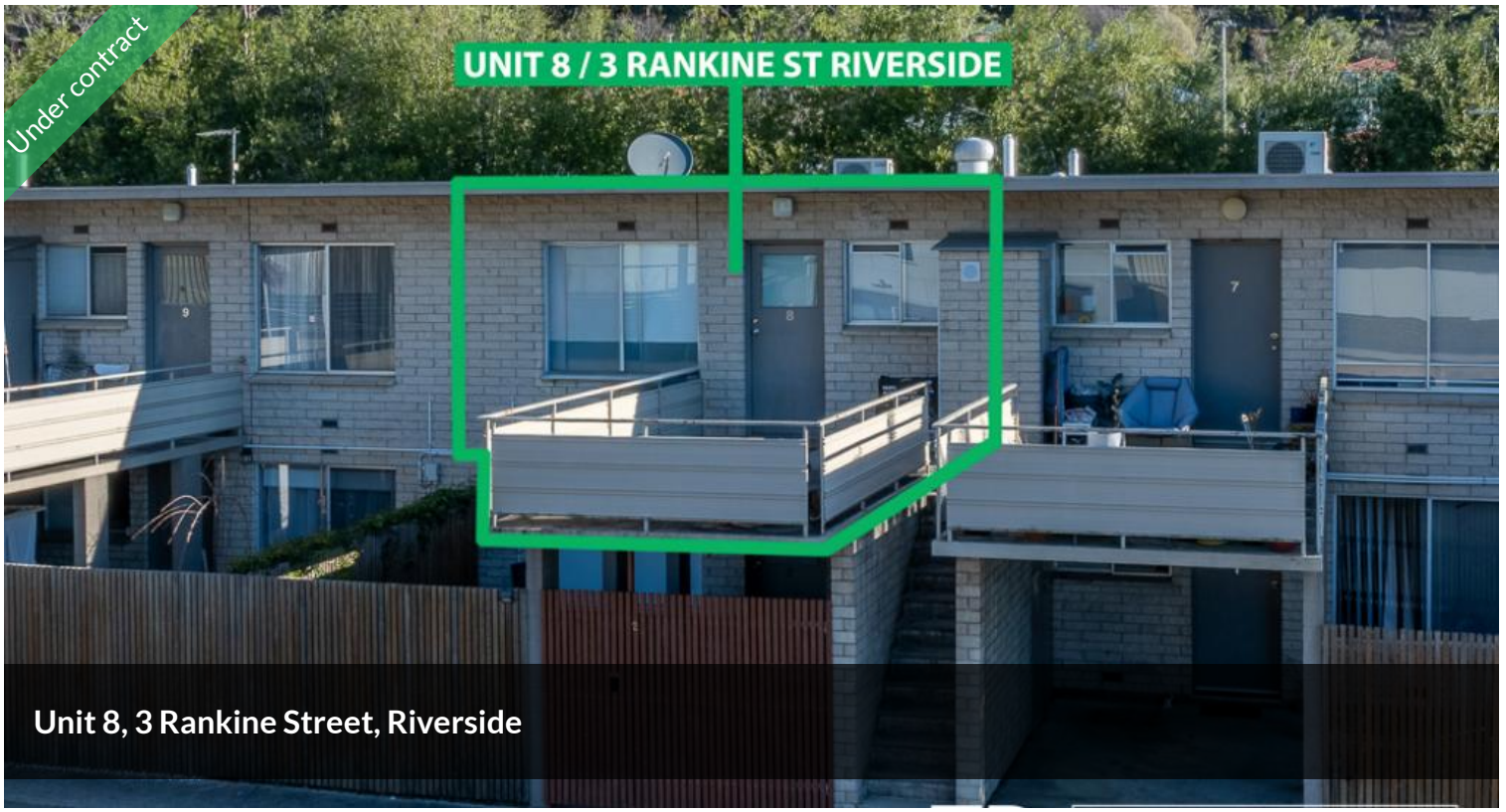








$300,000 Investment Opportunity - 5.7% Gross Rental Return

1 1 1 77m2

If you are looking for a straightforward, low maintenance investment with excellent tenants already in place, this neat and tidy Riverside unit deserves your attention.

Priced at $300,000 and currently returning $330 per week, the property offers an attractive gross rental yield of 5.7%, with a secure tenancy in place until 16 October 2027.

Built in 1977 and positioned on the upper level of a well established unit complex, the property features a simple, practical floorplan with an allocated single carport.

Located in the ever popular suburb of Riverside, this one bedroom unit is exceptionally easy to maintain, making it particularly appealing to investors seeking a property without a long list of immediate improvements.

A Pre-Sale Building Inspection Report has already been completed for buyer convenience, with no structural issues noted.

Whether you are looking to expand your existing property portfolio or take your first step into property investment, this is an affordable opportunity with

Price	$300,000
Property Type	Residential
Property ID	653
Land Area	77 m2
Floor Area	45 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
0408 139 862

FLANAGAN RESIDENTIAL

rental income already in place.

Contact Rae to arrange your private inspection on 0455 445 300.

Annual Outgoings:

- West Tamar Council Rates: $1,252.61
- TasWater Rates: $634.28 + usage
- Coast to Coast Body Corporate Fees: $1,435.68

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.