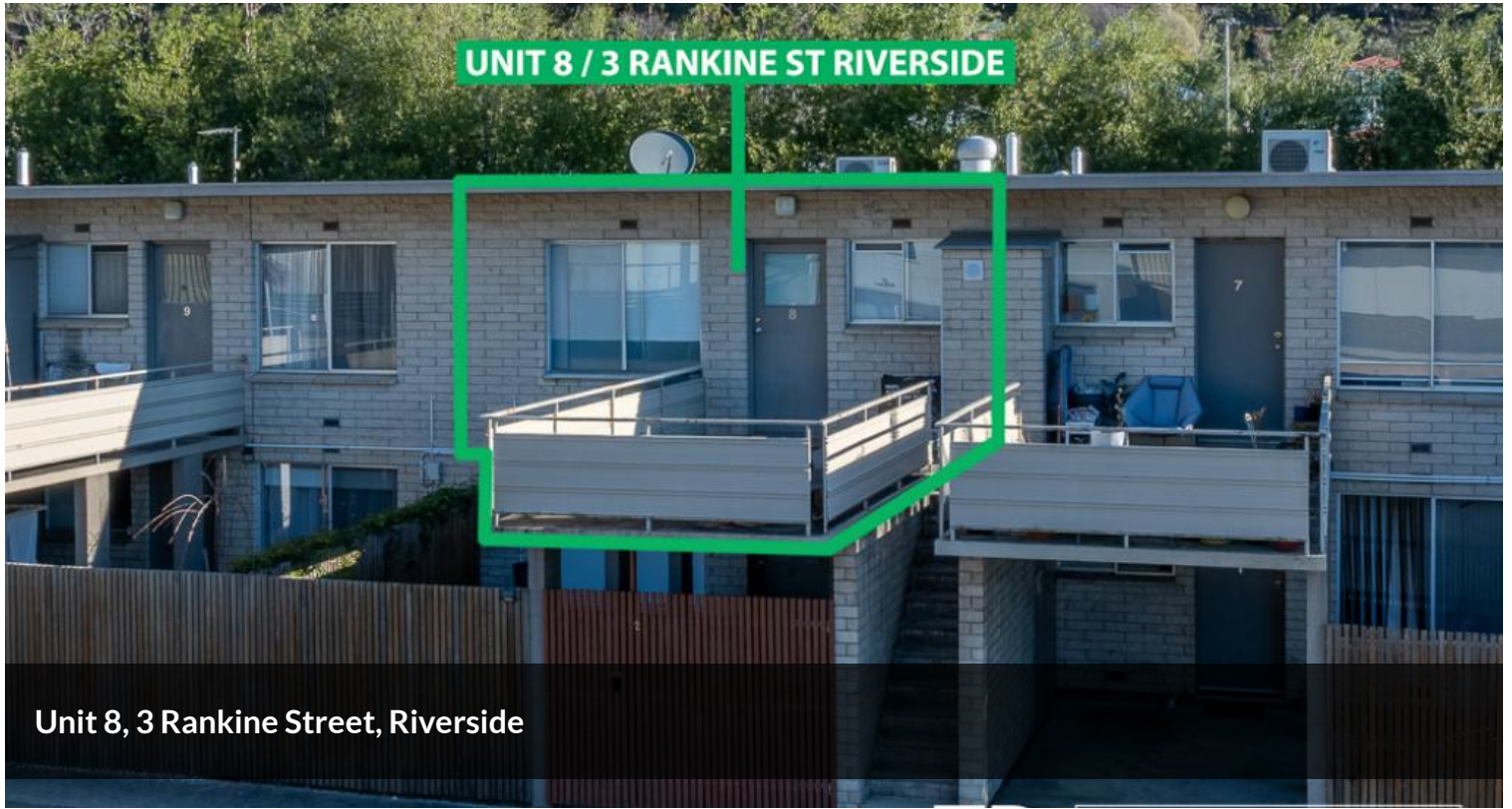


UNIT 8 / 3 RANKINE ST RIVERSIDE



A Neat & Tidy Investment with Long Term Tenancy

If you're looking for a straightforward investment with excellent tenants already in place, this neat and tidy unit deserves your attention.

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

Located in the ever popular suburb of Riverside, the apartment is exceptionally easy to maintain, making it an appealing option for investors seeking a property that doesn't demand a long list of immediate improvements.

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

Currently leased until 16 October 2027 at \$330 per week, the property provides the significant benefit of a secure tenancy and reliable rental income already in place.

Whether you're looking to add a low maintenance property to your existing portfolio or are taking your first step into property investment, this is an opportunity worth considering.

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Price Offers Over \$295,000

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



Contact Rae to arrange a private inspection.

Annual West Tamar Council rates - \$1,252.61

Annual TasWater rates \$634.28 + usage

Annual 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.

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