



16 Collis Court, Brighton

## BRIGHTON - Set-and-Forget 4-Bedroom Brick Home with Rent Upside Already Baked In

Ant's "Fluff-Free" Description...

This one is for the investor who wants the work already done. A solid 2010 brick-veneer home on a quiet Brighton court, tenanted by a settled long-term resident through to October 2026, and currently renting \$65 to \$85 dollars a week UNDER what the market says it is worth. You are not buying a project. You are buying an income stream with built-in upside.

### THE GOOD STUFF:

- Tenanted right now at \$525 dollars per week through LJ Hooker, with a fixed lease running to 15 October 2026 - your money starts working the day you settle, no vacancy gap, no scramble to find a tenant
- Independent LJH rental appraisal (May 2026) puts achievable rent at \$590 to \$610 dollars per week - real, documented upside the moment the lease comes up for renewal

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### FOR SALE

Offers over \$699,000

### VIEW

By Appointment

### AGENTS

Ant Manton  
0408 621 856  
antmanton@ljhookerpinnacle.com

Zac Flanagan  
0466 685 937  
zflanagan@ljhpinnacle.com.au

### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- Four genuine bedrooms - the main with two walk-in robes, the other three with built-ins or robes - so every room is sorted for storage and the tenant pool stays wide
- A big, sunny open lounge and dining zone warmed and cooled year-round by reverse-cycle air-conditioning
- A well-equipped kitchen with pantry, flowing straight through to a separate laundry
- Family bathroom with separate bath and shower, plus a separate toilet - the layout tenants search for and rarely find at this price
- Approximately 114sqm of single-level internal living wrapped by a full-width front verandah
- Built in 2010 with brick-veneer walls and a Colorbond roof - the low-fuss, low-cost combination every landlord hopes for
- A level, fully fenced 692sqm block with clear room and scope to add a garage or carport down the track - a real, tangible value-add lever
- A settled, approved tenant already in place - the hard part of being a landlord is already sorted for you
- Tucked into a quiet court in Brighton, one of Southern Tasmania's fastest-growing communities, close to schools, transport and services - the kind of street tenants want to stay in

#### THE BORING-BUT-IMPORTANT BITS:

- Bedrooms: 4 (main with 2 walk-in robes, remaining three with robes or built-ins)
- Internal living: approx. 114sqm, single level
- Bathroom: separate bath and shower, plus separate toilet
- Land size: 692sqm (0.0692ha), Lot 55 on SP157083
- Construction: brick veneer, Colorbond roof, built 2010
- Currently tenanted: \$525 dollars per week, fixed lease to 15 October 2026
- Rental appraisal: \$590 to \$610 dollars per week (LJ Hooker, May 2026)
- Security deposit held: \$2060 dollars via the Rental Deposit Authority
- AAV: \$14,560 dollars, Municipality of Brighton

- Pet approval in place: one labrador, kept outside, by annexure
- Title: CT 157083/55, standard SP157083 easements and covenants, no unregistered dealings

Tenanted, tidy, and quietly earning - with documented rent upside sitting right there for the taking. Investments this clean do not sit around in Brighton, and at Offers over \$699,000 dollars the numbers do the talking.

Call Ant before another investor does the same maths you just did.

Contact: Ant Manton - 0408 621 856 - [antmanton@ljhpinnacle.com.au](mailto:antmanton@ljhpinnacle.com.au)

Onwards and upwards to your next smart addition to the portfolio!

I Work Harder - It's THAT Simple!

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## MORE DETAILS

Property ID	TMJ1F
Property Type	House
House Size	114 m2
Land Area	692 m2
Including	Air Conditioning
	Toilets (1)
	Balcony
	Deck
	Built-in-Robes
	Fully Fenced

**Ant Manton 0408 621 856**

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

**Zac Flanagan 0466 685 937**

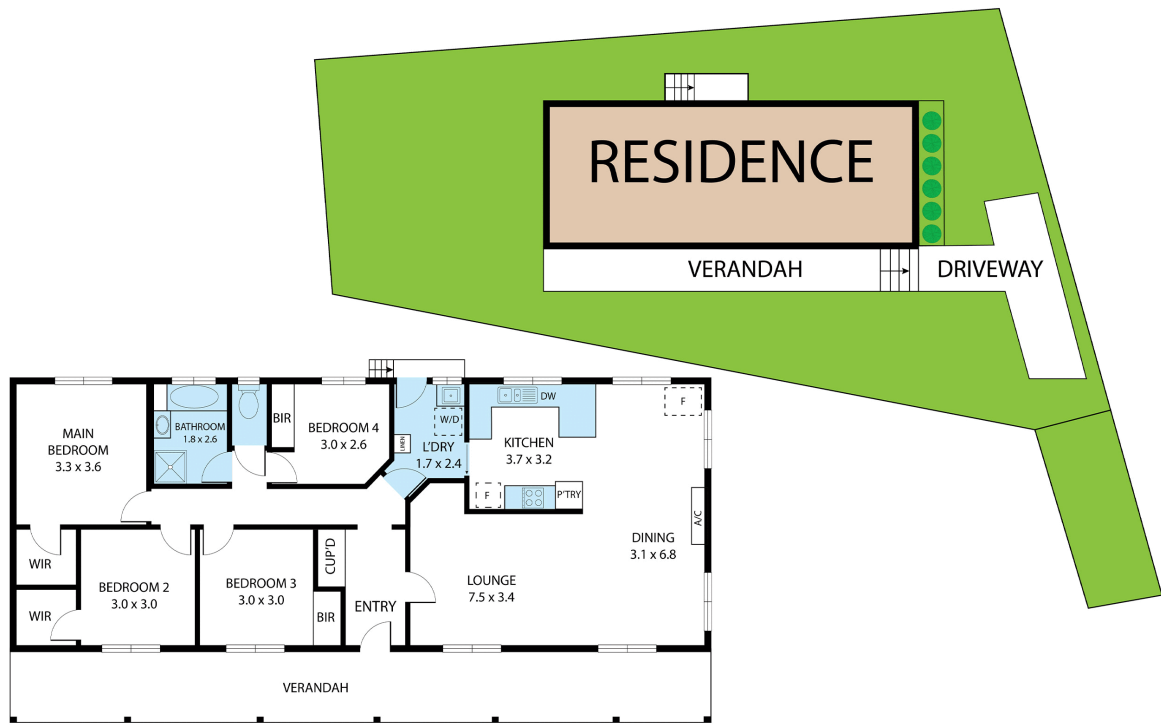
Operations Manager to Ant Manton | [zflanagan@ljhpinnacle.com.au](mailto:zflanagan@ljhpinnacle.com.au)

**LJ Hooker Pinnacle Property (03) 6272 8177**

402 Main Road, GLENORCHY TAS 7010

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhpinnacle.com.au](mailto:hello@ljhpinnacle.com.au)





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Total approx. floor area: 114m<sup>2</sup>

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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