



5 Munday Street, Brighton

## Brighton - No Strata. No Body Corporate. Just Your Own Home.

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

Not every first home or investment needs to be complicated.




Sometimes the winning formula is simple - a character home on its own title, a decent block of land, and room to add value over time.

That is exactly what you get here.

Welcome to 5 Munday Street, Brighton - a charming cottage-style home sitting proudly on its own Torrens Title allotment with space, privacy and plenty of upside for the next owner.

This is the kind of property that appeals to first home buyers wanting an affordable start and investors chasing a clean, low maintenance rental in a strong growth corridor.

The home itself is comfortable and functional, offering multiple living areas, three bedrooms and a sunny front sunroom that works beautifully as a reading nook, home office or kids play area.

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### FOR SALE

Offers over \$545,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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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.

 **LJ Hooker**

Outside, the block gives you flexibility. There is a good amount of yard space, a shed for storage and plenty of room to improve or extend down the track if you wish.

Brighton continues to be one of Hobart's fastest moving affordable suburbs, with strong tenant demand and steady growth.

Put simply - this is smart buying in a suburb that keeps moving forward.

And yes, the dog will almost certainly claim the backyard as their kingdom.

The Highlights...

- Free standing home on its own title - no strata and no body corporate
- Three bedroom layout ideal for first home buyers, families or tenants
- Multiple living zones including living room and family room
- Sunny front sunroom perfect for a home office, reading nook or kids zone
- Functional kitchen and dining area with good natural light
- Separate bathroom plus separate toilet
- Dedicated laundry space
- Charming cottage style street appeal
- Approx. 95m<sup>2</sup> home on a generous residential block
- Flat, usable backyard with loads of potential
- Garden shed providing additional storage
- Clothesline and practical outdoor space
- Fenced front yard creating privacy and security
- Plenty of room for landscaping, gardens or future improvements
- Quiet residential street in Brighton
- Easy access to schools, shops and services
- Approx. 25 minutes to Hobart CBD
- Strong local rental demand

Investor Snapshot...

Smart investors will quickly recognise the appeal here.

- Strong rental demand location
- Manageable home size with broad tenant appeal
- Land component adds long term value
- No strata fees
- Straightforward maintenance profile
- Attractive to families and entry level buyers

This is exactly the kind of property many investors quietly hold for years.

Sometimes the boring ones are the best performers.

First Home Buyer Opportunity...

Let's be honest - getting into the property market isn't easy anymore.

Homes like this give buyers a real foothold into the Hobart market without the complications of units or shared ownership.

You own the house and the land.

Simple.

No committees.

No strata meetings.

No arguments about the driveway.

Important Title Information...

The property is held on its own Torrens Title - Lot 1 on Sealed Plan 158013 in the Town of Brighton.

That means:

No strata

No body corporate

No shared insurance

Just your own home on your own land.

Exactly how many buyers prefer it.

Floorplan Overview...

The home includes:

- Living room
- Family room
- Kitchen and dining area

- Three bedrooms
- Bathroom
- Separate toilet
- Laundry
- Sunroom
- Front porch

A practical layout that works well for both owner occupiers and tenants.

Opportunities like this don't last long in Brighton.

If you are a first home buyer looking to get started or an investor chasing a smart addition to the portfolio, this one deserves your attention.

Onwards and upwards to your charming Brighton beauty!

"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 we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## MORE DETAILS

Property ID	M4J1F
Property Type	House
House Size	95 m2
Land Area	402 m2
Including	Air Conditioning
	Toilets (1)
	Fire Place
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Wood Heater

**Ant Manton 0408 621 856**

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

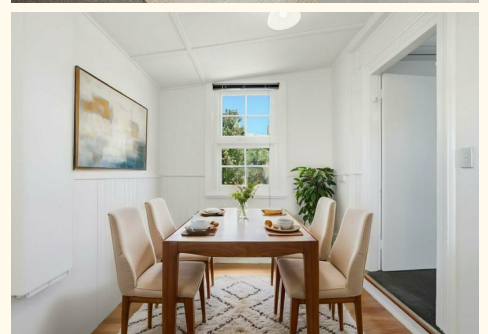
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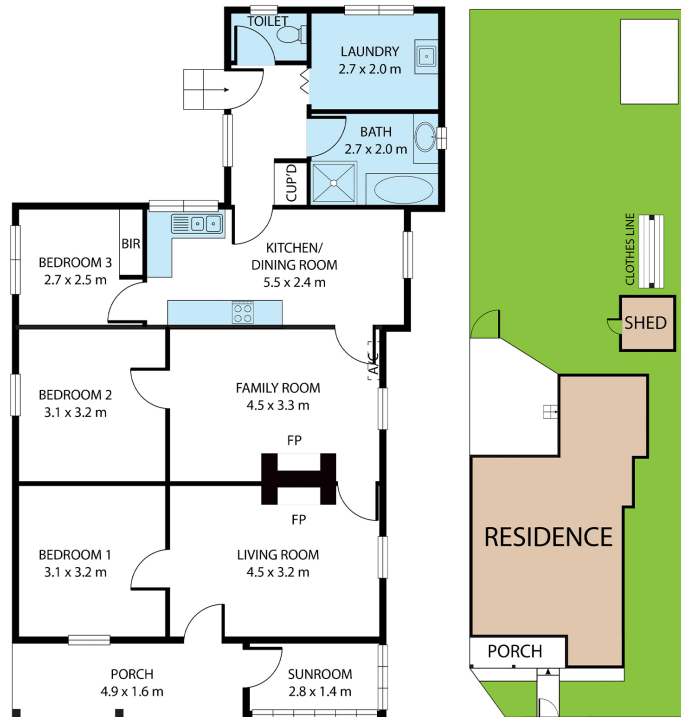
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## 5 Munday Street, Brighton

House area: 95 sqm

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

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