



Unit 3/33 John Street, East Devonport

Investment Opportunity with 7.6% Return

Positioned just two streets back from the waterfront, this two bedroom unit offers an ideal blend of lifestyle and investment appeal. Following the successful sale of its neighbour, Unit 2, there's no question about the demand in this quiet, well kept complex. Whether you're searching for a low maintenance home by the sea or a secure addition to your portfolio, this property ticks all the right boxes. Inside, you will find an open plan living area with plenty of natural light, a practical kitchen with combined laundry and two comfortable bedrooms with built in robes. The bathroom is compact yet well appointed, and there's a dedicated car space right at your doorstep for everyday convenience. Currently leased privately to a long term tenant for \$300 per week, this unit offers reassurance of solid returns in one of East Devonport's most accessible locations. Shops, cafes, the ferry terminal and coastal walking tracks are all within easy reach making it attractive to both tenants and future owner occupiers alike. 3/33 John Street represents that rare mix of affordability, location and reliability. A simple choice for investors or anyone looking to enjoy life by the water without the maintenance.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make

2 🏠 1 🚗 0 🚘

FOR SALE
Offers Over \$205,000

AGENTS

Tyla Pyke
0439 228 888
tyla.pyke@ljhooker.com.au

Michael Ziegler
0409 764 219
michael.ziegler@ljhooker.com.au

AGENCY

LJ Hooker Devonport
0473 104 200

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**

their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

MORE DETAILS

Property ID	8N1HVM
Property Type	Unit
Land Area	84 m2
Including	Toilets (1)

Tyla Pyke 0439 228 888

Property Representative | tyla.pyke@ljhooker.com.au

Michael Ziegler 0409 764 219

Licensee | michael.ziegler@ljhooker.com.au

LJ Hooker Devonport 0473 104 200

16 Don Road, DEVONPORT TAS 7310

devonport.ljhooker.com.au | devonport@ljhooker.com.au

