



15 Wariga Road, Glenorchy

Two Homes, Two Driveways, One Title | Income from Day One – Dual Investment Generating Over \$52,000 per Annum

Smart investors, this is the dual-income opportunity you've been waiting for - two fully tenanted dwellings generating strong returns on a low-maintenance 575sqm block, in one of Glenorchy's most in-demand locations.

The front home (15 Wariga Rd) offers three spacious bedrooms, an open-plan lounge, dining, and updated kitchen with a freestanding Chef stove. A Toshiba air conditioner ensures year-round comfort, while the family bathroom with separate bath and shower adds functionality. The fully fenced backyard with garden shed completes the picture for comfortable, easy living.

At the rear, the modern two-bedroom granny flat (15A) has its own private driveway and entrance. With a contemporary layout, open-plan living, full kitchen with pantry, built-in robes, and a combined

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FOR SALE

Please Call

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bathroom/laundry, it's designed for low-maintenance modern living - appealing to long-term tenants and extended families alike.

Current Tenancies:

15 Wariga Rd: \$520/week | Lease until Oct 2026
15A Wariga Rd: \$500/week | Lease until Dec 2026
Total Rental Income: \$1,020 per week

Located just 1.9km from Northgate Shopping Centre and Glenorchy Central, and within easy reach of schools, cafes, and transport, this property delivers consistent income, strong capital growth prospects, and minimal upkeep.

Key Highlights:

Two homes, one title – solid three-bed home + modern two-bed granny flat
Separate driveways and private entries
Long-term tenants in place – income from day one
575sqm block (approx.)
Prime Glenorchy position close to all amenities
Dual Driveway. Dual income. Dual security. Dual potential. A smart addition to any portfolio.

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MORE DETAILS

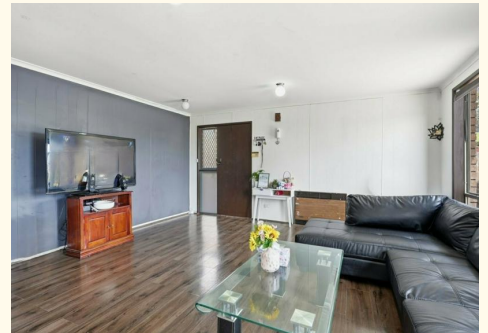
Property ID	EXJ1F
Property Type	BlockOfUnits
House Size	157 m2
Land Area	575 m2
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Fully Fenced

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House area: 157 sqm

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

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