







Unit 4/13 Fleming Street, Glenorchy

Set & Forget Investment: $480/week Income + Appraisal to $520/week

Secure your position in the growing Tasmanian market with this high-yield, 'set and forget' opportunity in Glenorchy. Located just moments from the vibrancy of the CBD, this well-maintained unit is designed for the savvy investor seeking instant returns and long-term security. The heavy lifting has been done—all that is left is to collect.

Immediate Financial Power:

Why wait? This property features a secured, high-quality tenancy through Oct 2027, yielding an exceptional $480 per week. A current rental appraisal of $500–$520/week confirms substantial future rental growth, making this a strategic and high-performing addition to any portfolio.

Property Highlights:
Turnkey Operations: Built with durable brick construction in 1980, offering immediate, worry-free income with all management systems in place.

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FOR SALE
Offers Over $425,000

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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.

Optimal Configuration: A functional 63 sqm footprint featuring two comfortable bedrooms and a centralized bathroom for maximum utility.

Strategic Lifestyle Controls: Fully equipped with R/C air conditioning, providing comfort and climate control across all Tasmanian seasons.

High-Value, Low-Maintenance Asset: Positioned on an 83 sqm parcel with a dedicated on-site parking spot, ensuring minimal ongoing upkeep.

Key Financial Details:
Secure Current Tenancy: $480/week until Oct 2027
Conservative Rental Appraisal: $500 - $520/week

Don't miss out on this opportunity. The market is moving, and properties with this level of clarity and income potential don't last long. Verify the opportunity and submit your interest immediately.

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.





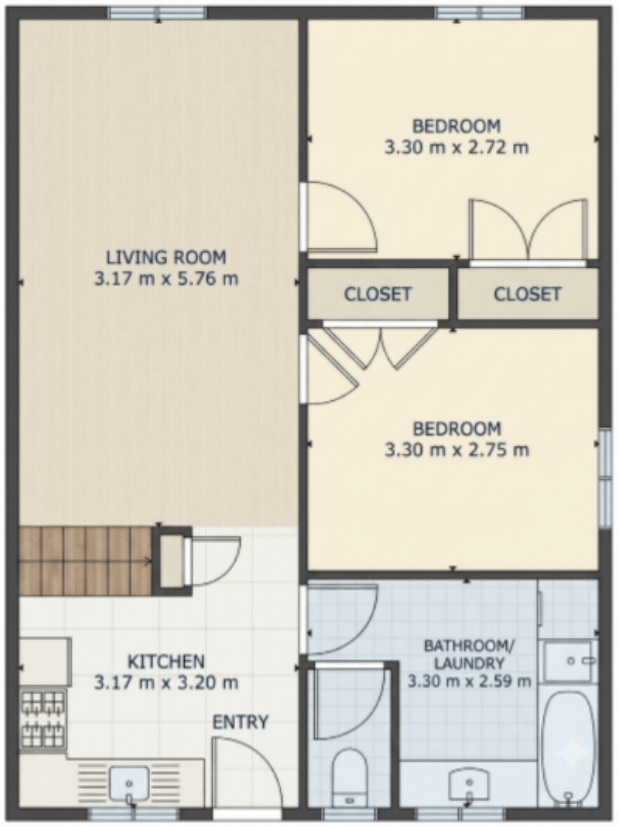
MORE DETAILS

Property ID	VJJ1F
Property Type	Unit
House Size	63 m2
Land Area	83 m2
Including	Air Conditioning
	Toilets (1)
	Balcony
	Built-in-Robes

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