



2 Mungala, Miandetta

## Established Company Tenancy — Off-Market Investment Opportunity

This neat and tidy 4 bedroom brick home is located in Miandetta, a popular suburb of Devonport where all facilities and services are on your doorstep. This spacious family home backs onto parkland, a great extension to the fenced backyard for children to play! Good size block (appx. 766m<sup>2</sup>) offers off street parking plus a single carport. Built in 1968 of brick veneer construction with an iron roof. Reverse Cycle Air Conditioner.

This property has been leased by the same company for nine years, with the company recently proposing a further 12-month lease at \$685 per week, representing an approximate 6% gross return at the asking price.

The company manages the property and pays the rent directly, with no property management fees payable by the owner. Under the proposed arrangement, rent remains payable regardless of occupancy.

Offered off market, this opportunity is available to investors by private enquiry.

4 1 0

### FOR SALE

Offers Over \$590,000

### VIEW

By Appointment

### AGENTS

Michael Ziegler  
0409 764 219  
[michael.ziegler@ljhooker.com.au](mailto:michael.ziegler@ljhooker.com.au)

Tyla Pyke  
0439 228 888  
[tyla.pyke@ljhooker.com.au](mailto:tyla.pyke@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.



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

## MORE DETAILS

Property ID                      8YQHVM  
Property Type                  House

**Michael Ziegler 0409 764 219**

Licensee | michael.ziegler@ljhooker.com.au

**Tyla Pyke 0439 228 888**

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

**LJ Hooker Devonport 0473 104 200**

16 Don Road, DEVONPORT TAS 7310

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