



1 Bridge Street, New Norfolk

Prime Investment with \$1,150 per week return!

Strategically located just a short walk from the New Norfolk town centre and the beautiful River Derwent, 1 Bridge Street offers a standout investment opportunity delivering strong income, stable tenancies and genuine scope for future growth.

This well-configured property comprises three units, each offering its own appeal:

Rental & Layout Summary

Unit 1 – 1 Bedroom: \$250/week – leased until August 2026

Unit 2 – 3 Bedrooms: \$400/week – leased until August 2026

Unit 3 – 4 Bedrooms (Rear Townhouse): Estimated \$500/week once re-let

The two front units are complemented by a shared two-car carport, providing valuable off-street parking and enhancing long-term tenant convenience.

Unit 3, positioned privately at the rear, stands out with its townhouse-

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FOR SALE

Offers Over \$695,000

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

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 **LJ Hooker**

style configuration—living areas on the ground floor and bedrooms upstairs capturing elevated river views. This scenic outlook significantly boosts its rental desirability and lifestyle appeal.

The front units, meanwhile, offer practical, low-maintenance living ideal for long-term occupancy. The 1-bedroom flat has been a reliable performer for years, while the 2-bedroom unit continues to attract strong interest thanks to its functional layout and proximity to town amenities.

With a combined gross income potential of \$1,150/week, the property already performs well. However, there is clear opportunity to increase value and rental return with cosmetic improvements—fresh paint, new carpet and minor bathroom updates would elevate presentation across all three dwellings.

Set within walking distance of shops, cafés, services, transport and the riverfront, this address benefits from ongoing tenant demand and positions itself as a smart, future-proof addition to any investment portfolio.

Opportunities like this are rare—contact Simon or Nitin today to secure your inspection and avoid missing out on this exceptional investment.

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MORE DETAILS

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|---------------|--------|
| Property ID | G4J1F |
| Property Type | House |
| House Size | 363 m2 |
| Land Area | 614 m2 |

Simon Parsons 0438 296 830

Owner | Managing Director | sparsons@ljhookerpinnacle.com

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