




65 Sharland Avenue, New Norfolk

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High-Return Investment Opportunity, Just Moments from the Centre of New Norfolk

FOR SALE

Please Call

AGENTS

Simon Parsons
0438 296 830
sparsons@ljhpinnacle.com.au

Nitin Joshi
0452 106 293
njoshi@ljhpinnacle.com.au

AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

Inspections by appointment only.

A gross return of just over 7% with future growth potential?
Opportunities like this don't come around often.

Located just moments from the centre of New Norfolk, this solid, income-generating property offers investors the best of both worlds - strong immediate returns and room for value uplift through simple cosmetic improvements.

Set on a 730sqm block, the building comprises three self-contained flats, all on a single title - making management easy and future options flexible. Each flat includes its own parking space and separate power meter, with a combined rental income of \$975 per week and council rates of approx. \$2,240 per annum.

Property Overview:

Flat A

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**

- Two bedrooms, freshly painted and re-carpeted
- North-facing with river views from lounge and kitchen
- Built-in robes, bathroom, laundry, and reverse cycle air conditioning

Flat B

- One-bedroom layout with separate living area and kitchen
- Features a wood heater and reverse cycle air conditioning
- Built-in robe, bathroom, and laundry

Flat C

- North-facing bedsit with separate kitchen, bathroom, and laundry
- Recently fitted with a new reverse cycle air conditioning unit

Why New Norfolk?

Nestled along the Derwent River, New Norfolk has evolved into one of Tasmania's most desirable regional hubs — offering affordable housing, strong rental demand, and a vibrant town centre filled with caf&#eacute;s, shops, and essential amenities. Its proximity to Hobart (around 35 minutes) makes it a preferred choice for tenants seeking value and convenience.

The region's ongoing growth, combined with limited rental supply, positions this property as a low-risk, high-return investment with clear upside through light refurbishment.

Whether you're looking to expand your portfolio or secure a solid cash-flow asset, 65 Sharland Avenue is an opportunity that delivers both performance and potential.

Contact Simon Parsons or Nitin Joshi at LJ Hooker Pinnacle Property to learn more or arrange your private inspection today.

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	ARJ1F
Property Type	House
House Size	118 m2
Land Area	730 m2
Including	Air Conditioning Built-in-Robes

Simon Parsons 0438 296 830

Owner | Managing Director | sparsons@ljhpinnacle.com.au

Nitin Joshi 0452 106 293

Property Representative | njoshi@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010
pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au





65 Sharland Avenue, New Norfolk

House area: 153 sqm

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

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