



## FOR SALE

ACTIVE BUYERS ARE SEARCHING FOR SIMILAR PROPERTIES. CONTACT ME IF YOU WANT TO SELL I WILL GET A GREAT RESULT FOR YOU

### INVESTOR ALERT - STRONG RENTAL RETURN

Are you looking for a smart real estate investment? Here are the numbers on this attractive buy:

Almost 6% return on investment  
\$395/week rental income  
Modern build with very low maintenance  
Ongoing strong rental demand in growing suburb

12 Phemie Court, Brighton is a modern family home in a sought-after location. And at a price point that offers good value for a range of buyers.

"Brighton deserves its reputation as a great place to live," said Steven Richardson, the agent selling the property.

"The suburb has developed as one of the fastest growing new home areas in Tasmania. New roads, commercial and industrial investment, and good lifestyle are all part of the attractions of living here. And there's more to come for Brighton," he said.

This property is currently rented to tenants, who started their one year lease in April.

"We're really enjoying this home," said the tenants.

"It's a quiet location and the neighbourhood is very friendly. And it's so close to everything," they said.

The current owner wants to focus on some new opportunities and has decided to offer this property for sale.

"This has been my first property investment," said Sam, the current owner.

3 BED | 1 BATH | 0 CAR

### PRICE:

Offers over \$349,000

### OPEN FOR INSPECTION:

N/A



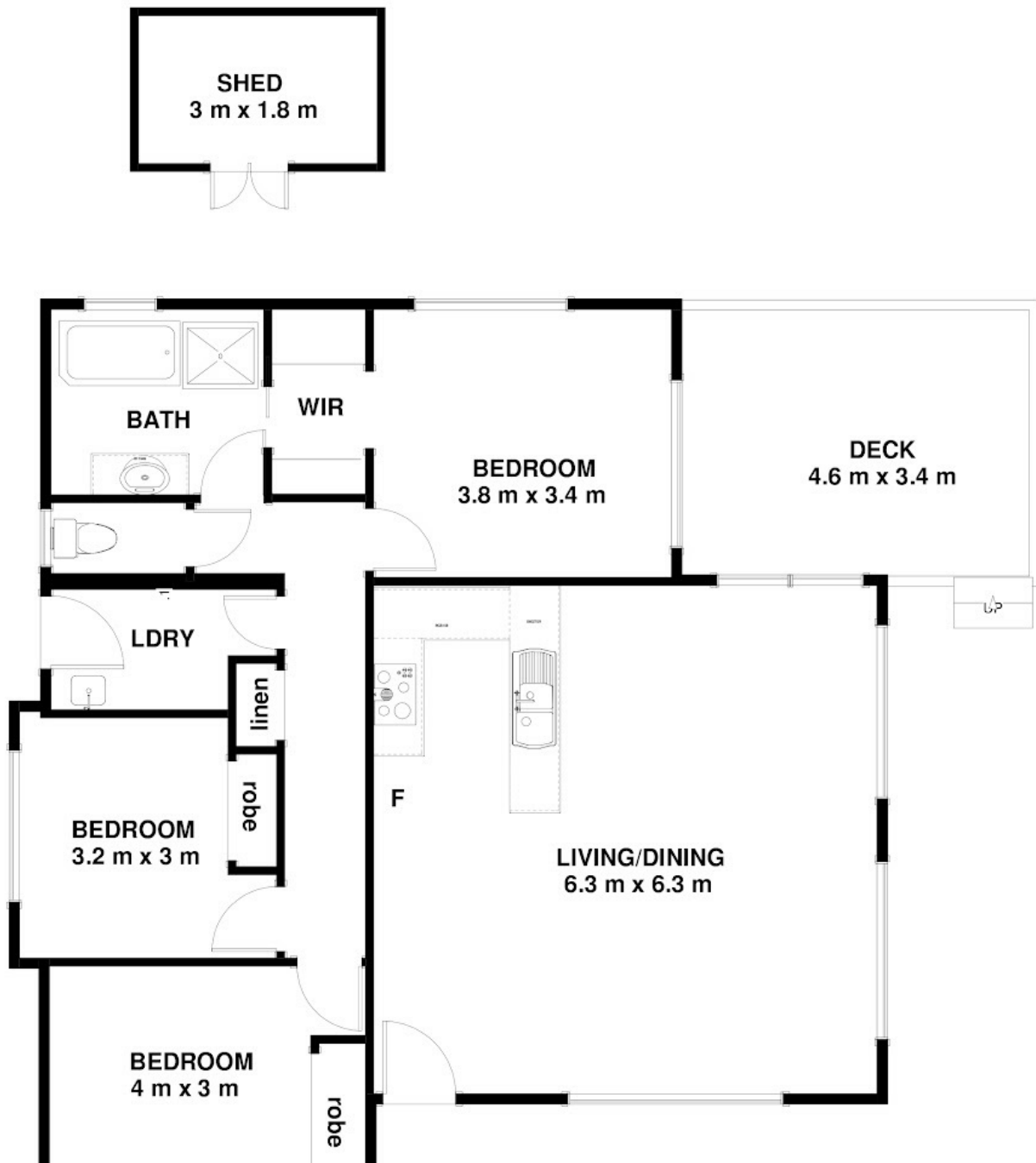
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**12 Phemie Court Brighton Tas 7030**  
**Approx Internal Space 102 sqm**



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All measurements and floor plan details are for informational purposes only. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended. The approximate internal area measurement does not directly reflect the government evaluation of the property area.



