

32 Lampton Avenue, Derwent Park, Tas 7009

House For Sale

Thursday, 28 March 2024

4ONE4.
PROPERTY CO.

32 Lampton Avenue, Derwent Park, Tas 7009

Bedrooms: 4

Bathrooms: 1

Area: 688 m2

Type: House



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O/O \$475,000

Dive into the heart of Derwent Park with an investment that's already ticking all the boxes and has a tenant that's humming along nicely. Say hello to 32 Lampton Avenue! This gem's not just about its spot-on locale near everything you could need - we're talking a quick drive to amenities, services, and schools. It's also about the fresh vibes it's throwing out, thanks to the home having a fresh coat of paint just over 12 months ago. Now, let's talk living space. With four bedrooms, everyone gets their own corner. The separate lounge? Perfect for those wind-down moments. And for gatherings, the formal dining room is your go-to. Whip up feasts in a spacious kitchen that's all about function. The bathroom? It's tidy and rounds out this solid investment opportunity. Outside, there's no stress about where to park - plenty of off-street spots here. The backyard's a win for playtime or just soaking up some green, and the large garage is your storage savior. Here's the kicker for investors - it's leased at \$520 per week until the end of May, and guess what? The tenants are keen to stick around. So, if you're looking to add a solid performer to your portfolio, 32 Lampton Avenue is ready to deliver. Disclaimer: All care has been taken by 4one4 Real Estate and 4one4 Media House when compiling the marketing material and information in this presentation. We cannot guarantee the accuracy of any measurement or details supplied in this advertisement and make no representation or accept any responsibility for the whole or part of this advertisement. The particulars contained in this advertisement do not form any contract. We recommend that any interested parties should have the information independently verified and make their own enquires to satisfy themselves in all respects. All photos, video and marketing material remain the property of 4one4 Media House, a division of 4one4 Real Estate, and are not to be downloaded and used for any purpose without the express consent and written permission of 4one4 Real Estate.