

# 4 Lang Place, Glenorchy, Tas 7010



## House For Sale

Wednesday, 8 May 2024

4 Lang Place, Glenorchy, Tas 7010

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 609 m2

Type: House



Hamish Reeve  
0447118178



Nat Downton

## Offers Over \$549,000

Discover the untapped potential within this expansive brick family residence. Whether you're stepping into homeownership for the first time, seeking a savvy investment opportunity, or aiming to establish a foothold in a growing pocket of Glenorchy. For those with an eye on long-term equity growth, this property offers an unparalleled prospect. Currently unoccupied, this home presents an enticing opportunity for first-time buyers. Recently enhanced with new carpets, fresh paint, and a modernized studio space beneath, this home will tick the boxes of savvy purchasers. With a potential rental yield ranging between \$530 to \$570 per week, it also holds strategic appeal for astute investors, with the potential for dual income. Situated in a sought-after pocket of Glenorchy, and conveniently proximate to all local amenities, this residence ticks all the right boxes with ease. Much of the groundwork has been completed, leaving one lucky buyer with a property ready to move straight into, or lease out immediately. Comprising three generously-sized bedrooms, a spacious kitchen/dining area, a comfortable and sun filled lounge, the accommodation seamlessly blends practicality with comfort. There is ample opportunity for the new owner to infuse their personal style, upgrade the yard, and add further value to the property. Externally, the positives continue with a sizable deck, with a great outlook, ideal for entertaining. The under-house area has been converted into a studio space, featuring a modern bathroom, this is a fully renovated space allowing a unique opportunity for the future owners. Strategically positioned for convenience, this property caters to a diverse array of buyers. While the images offer a glimpse into its allure, an in-person viewing is essential to fully appreciate the potential this home encapsulates. Seize the opportunity to capitalize on the thriving Glenorchy market while it's still within reach. For those curious about their home's value or considering a sale, reach out to Nat Downton, Australia's former Number 1 Sales Consultant, for a complimentary market appraisal. With a decade-long track record of success, Nat stands out as the top-selling agent in the area, offering trusted guidance for all your property needs.