

**11 Anane St, Chigwell, TAS, 7011**

**4ONE4.**  
PROPERTY CO.

**House For Sale**

Wednesday, 14 August 2024

11 Anane St, Chigwell, TAS, 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

### **With great returns...**

Currently tenanted for \$450 per week which will mean over 5% gross yield, 11 Anane Crescent, Chigwell is a classic home that makes a great starting point for your first property and long term consistent rental earner.

With 3 Bedrooms, open living, dining & kitchen area, separate laundry & bathroom, the simple yet effective layout is all you need for a small family.

Situated on an impressive 718 square meters of land, there is great access to the back property, perfect to establish a good size garage or workshop.

With Chigwell being less than 10 minutes to Glenorchy, 20 minutes to Glenorchy and close to shops and public transport, it is not hard to access all the services you need.

With some big ticket items covered including a colorbond roof to replace the old & reverse cycle heating and cooling, the hard work has been done so now it's yours to make the most of without having to dig deep into your pockets.

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