



### 15/1 Lynch Avenue Huonville TAS

2 1 2

Very neat and tidy 2 bedroom conjoined villa unit, nestled in a quiet complex with friendly neighbours, centrally located within 400 metres to the town centre where you will find all shops, services and conveniences. The unit is light and sunny, easy maintenance and there is a fenced yard with one domestic animal allowed per unit under the Body Corporate management so bring you favourite furry friend. The unit is currently tenanted at \$350 per week, attracting an approximate 5.7% return - a great investment opportunity. This property would also suit those wishing to enter the market as well so first home buyers or those wishing to downsize should take a look as housing affordability becomes increasingly hard to maintain. The unit is level with ease of access and there is a single car port and the picket fence is as new and will be painted white prior to settlement under the body corporate ruling which will enhance the street appeal of the unit. 30 minutes

**Price** : \$ 299,000  
**Building Size** : 56 sqm  
**Land Size** : 151 sqm  
**View** : <https://www.taspr.com.au/7798498>



**Renee Vanson**  
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Total Approx House Area : 50.5 sqm

Fixtures & Fittings for display purposes only, not to scale  
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