

**17 Wrights Ave, Glenorchy, TAS, 7010**

**4ONE4.**  
PROPERTY CO.

**House For Sale**

Wednesday, 18 December 2024

17 Wrights Ave, Glenorchy, TAS, 7010

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## A Prime Investment Opportunity

Discover the potential of 17 Wrights Ave, perfectly situated in the vibrant heart of Glenorchy's CBD. This versatile property, comprising 2 bedrooms, 2 bathrooms, 2 living areas and 2 kitchens has been thoughtfully divided into two separate fully self contained units, offering a dynamic investment opportunity.

### Key Features:

**Prime Location:** Nestled in the bustling center of Glenorchy, enjoy convenient access to local amenities, shops, and services.

**Investment Potential:** One unit is occupied by excellent & reliable tenants, while the other operates as a well-regarded Airbnb. Together, they generate an impressive gross rental return of approximately 6.5%.

**Recent Upgrades:** Benefit from modern enhancements that complement the property's classic charm.

**Comfort & Convenience:** Features include reverse cycle heating for year-round comfort and solid timber floors adding both warmth and durability.

**Practical Amenities:** A single car garage provides secure parking, and the level entry on a level block ensures ease of access.

Whether you're seeking a solid investment or a property with diverse income potential, 17 Wrights Ave presents a rare and valuable opportunity in a prime location. Don't miss out on securing this exceptional property in Glenorchy's thriving CBD.

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