



29-31 Smith Street, WIVENHOE, TAS 7320

Two Homes, One Title – Investment & Development Opportunity

Rarely does a property with this level of flexibility and potential come to market. Set across a generous 1,669m² (approx.) block, zoned General Industrial, this unique offering at 29-31 Smith Street Wivenhoe presents a standout opportunity for investors, developers, or those seeking multiple income streams. With two separate dwellings on one title and a substantial fenced section at the rear of the property, the scope for further development (STCA) is considerable.

The location and zoning provide a wide range of options, making this an attractive purchase for those who can see beyond the ordinary. Whether you're looking to secure strong rental returns immediately or plan a longer-term strategy to maximise the block's future potential, the foundations are already in place.

29 Smith Street

This residence offers four bedrooms and one bathroom, ideal for families or long-term tenants. The updated kitchen ensures functionality, while the bathroom includes both a separate bath and shower. Comfort is taken care of with a wood heater, and the low-maintenance Colorbond exterior adds durability and peace of mind. A fully fenced yard provides privacy and security, complemented by a single garage for storage or parking. Please note this property is currently tenanted at \$395 per week, lease expiry June 2026.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P183126

SALE DETAILS

\$770,000

CONTACT DETAILS

Elders Real Estate Burnie

72-74 Wilson Street
Burnie, TAS
03 6432 2311

Amy Davidson
0457529388

31 Smith Street

The second dwelling is a charming three-bedroom, two-bathroom weatherboard home with plenty of appeal. High ceilings enhance the sense of space, while the updated kitchen and modernised main bathroom ensure practicality. Like its neighbour, it enjoys a fully fenced yard and single garage, making it both comfortable and convenient.

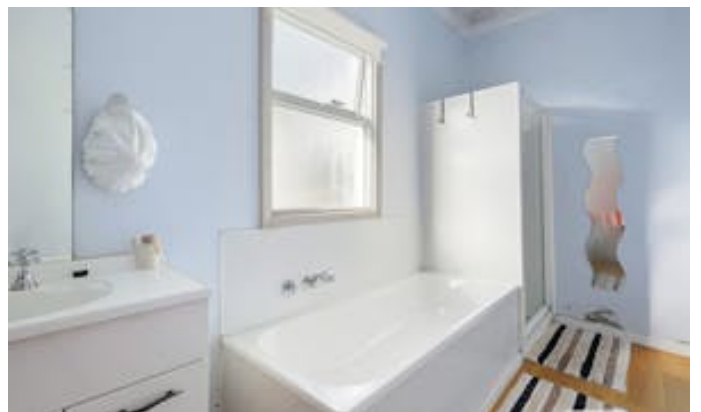
Together, these two homes deliver excellent rental potential while still leaving room to explore further development options at the rear of the property. With dual dwellings already established, you can generate income from day one while planning for the future.

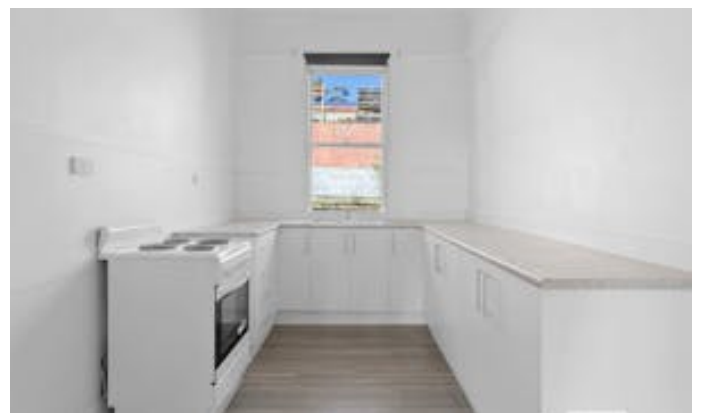
Properties offering this combination of land size, zoning, and versatility are few and far between. This is your chance to secure a truly unique investment in a convenient Wivenhoe location.

Please note that as one of the properties is currently tenanted a minimum of 48 hours' notice is needed for inspections. Don't miss out on this rare dual-home package â## contact Amy Davidson today for more information or to arrange your inspection.

DISCLAIMER: While Elders Real Estate Burnie has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters

- Land Area 1,669.00 square metre
- Bedrooms: 7
- Bathrooms: 3

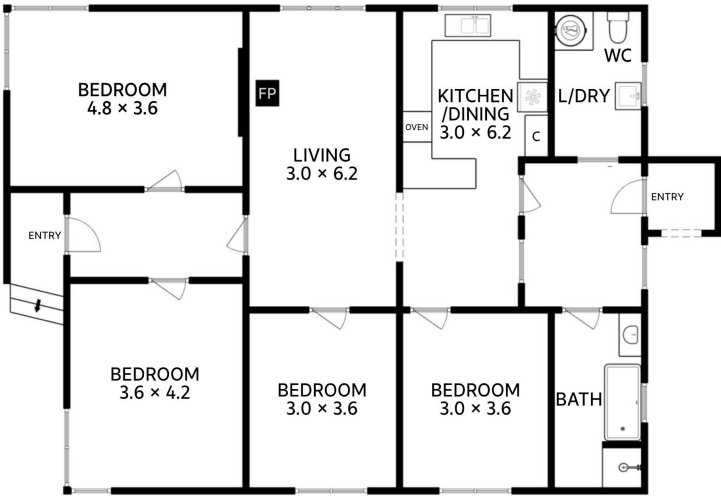




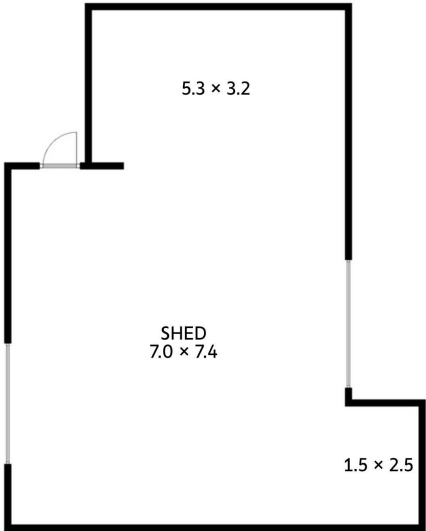




29 Smith Street
Wivenhoe



Approx. Floor Area 124 sq m
(excluding shed)



(NOT IN EXACT LOCATION)

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.

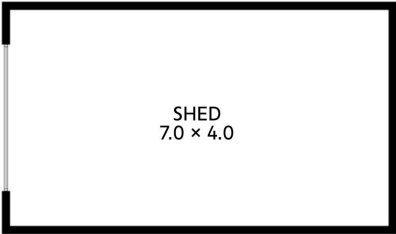




31 Smith Street
Wivenhoe



Approx. Floor Area 109 sq m
(excluding verandah and shed)



(NOT IN EXACT LOCATION)

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