



22 Garner Court, SHOREWELL PARK, TAS 7320

Affordable Investment Opportunity

Tucked away in a cul-de-sac, this affordable property presents an excellent opportunity for investors or future homeowners alike. With a tenancy in place until March 2027 for \$380 per week, you can enjoy rental income, while planning your next move.

Step inside through the sunroom. The perfect place to kick off your shoes, store coats, or simply enjoy the natural light. This inviting entry sets the tone for the rest of the home, offering a warm and homely first impression.

From here, you step into the open-plan kitchen, living and dining area, thoughtfully designed for everyday comfort and functionality. A reverse-cycle system provides year-round climate control, keeping the home warm in winter and cool in summer.

The home features three well-proportioned bedrooms, all serviced by a central bathroom complete with both a shower and a separate bath, ideal for family living. A separate toilet adds extra convenience, while a dedicated laundry offers practical storage and direct access to the outdoors.

Stepping outside, you'll find a generous backyard designed for both relaxation and

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TYPE: For Sale

INTERNET ID: 300P194337

SALE DETAILS

**Best Offers Over
\$420,000**

CONTACT DETAILS

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functionality. The decked entertaining area is perfect for weekend barbecues or unwinding after a long day, while the additional undercover space adds versatility for year-round use. The yard itself offers plenty of room for children and pets to play safely.

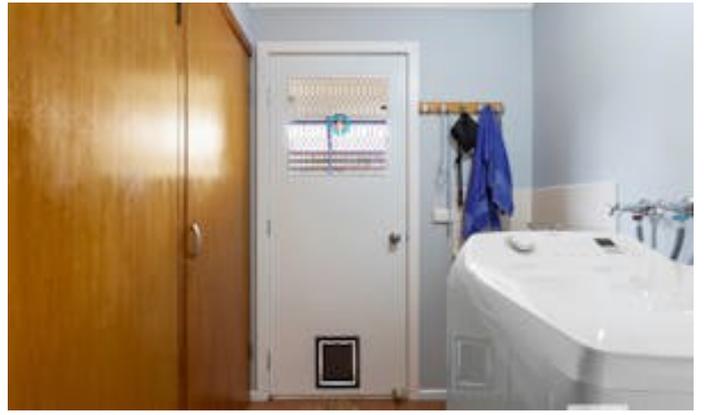
Positioned in Shorewell Park, this property enjoys close proximity to local schools, shops, and everyday amenities, ensuring convenience for tenants and owners alike. Offering immediate returns and future potential, this is a smart addition to any investment portfolio.

Be quick to arrange your inspection. Opportunities like this don't last long.

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 977.00 square metres
- Building Area: 103.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport

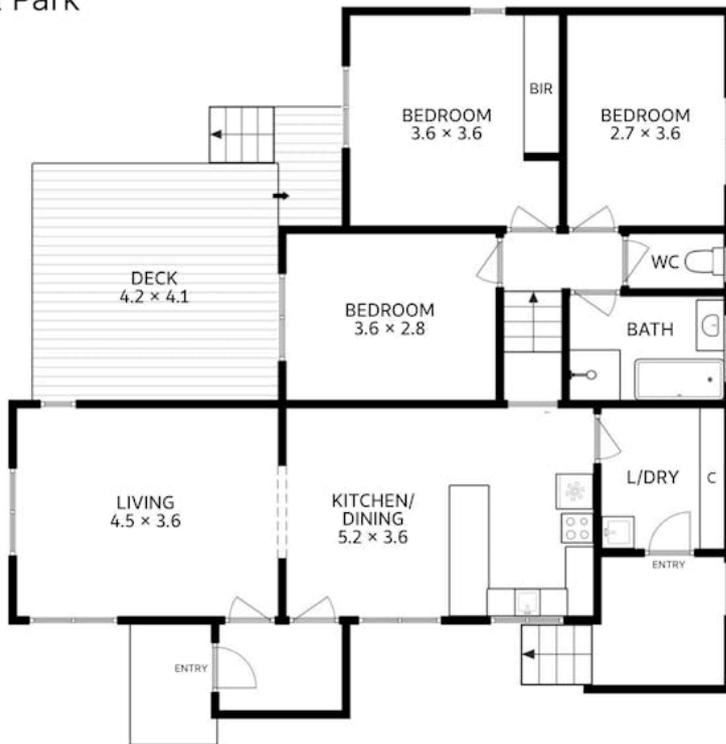








22 Garner Court
Shorewell Park



Approx. Floor Area 94 sq m
(excluding deck, entertaining area and carport)



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

