



2/46 Nairana Avenue, SHOREWELL PARK, TAS 7320

Smart Investment, Stylish Living - Fully Leased. Fully Ready.

If you're chasing a property that delivers from day one and keeps things simple long-term, 2/46 Nairana Avenue, Shorewell Park is exactly that. Stylish, practical, and already income-producing, this is a set-and-forget opportunity with all the right boxes ticked.

Inside, the home opens to a bright, open-plan kitchen, dining, and living space that feels modern, functional, and easy to live in. It's the kind of layout tenants love—low fuss, great flow, and comfortable year-round.

The property is equally well thought out, offering three generous bedrooms. The master steps it up with its own walk-in robe, while the remaining bedrooms are fitted with built-in wardrobes, giving you plenty of storage across the board. Two bathrooms complete the package, adding flexibility and appeal for shared living or families.

Outside is where this property really leans into its low-maintenance lifestyle. The backyard is compact, fully fenced, and intentionally minimal—perfect for tenants or owners who want zero hassle and more time back in their day.

TYPE: For Sale

INTERNET ID: 300P194596

SALE DETAILS

Offers Over \$495,000

CONTACT DETAILS

Elders Real Estate Burnie

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Burnie, TAS

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From an investment standpoint, it doesn't get much easier. The property is securely leased at \$470 per week until 5th February 2027, providing immediate, reliable income. Being sold fully furnished only strengthens its appeal, offering a turnkey investment with nothing left to organise.

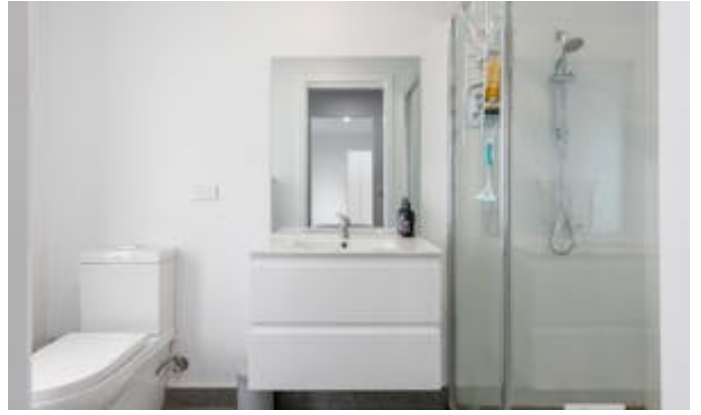
Please note, as per legislative requirements, a minimum of 48 hours notice is required prior to any inspection.

Sharp, stress-free, and already performing—this is the kind of property that works for you from the moment you own it.

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

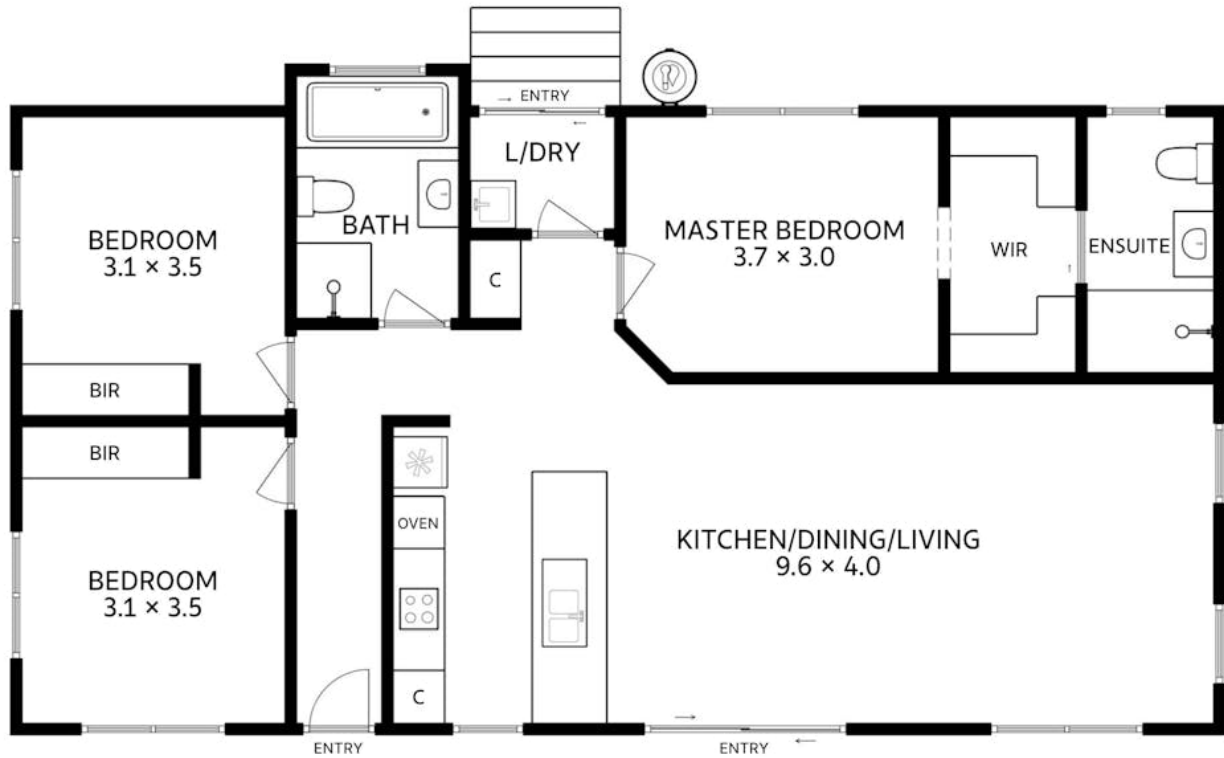
- Land Area 300.00 square metres
- Building Area: 111.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1







Unit 2/46 Nairana Avenue
Shorewell Park



Approx. Floor Area 102 sq m

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

