



## 4 Magnet Court, WARATAH, TAS 7321

### Double the Opportunity, Double the Return

If you've been waiting for something a little different, this is it! 4 Magnet Court, Waratah delivers a rare dual-income setup with two adjoining units on one title, opening the door to strong returns and serious flexibility. Perfect for investors, dual-family living, or those looking to live in one and rent the other!

Under the one roof, the property comprises two adjoining units, each thoughtfully designed with open-plan living, kitchen, and dining areas that create a functional and low-maintenance layout. Both units are complemented by a reverse cycle air conditioner in the living area, ensuring comfort and efficiency all year round.

Each unit features a well-sized bedroom with built-in wardrobes, keeping things comfortable, practical, and well organised. Both units are serviced by their own bathroom. Whether utilised for rental purposes, shared family living, or a combination of both, the layout offers genuine flexibility.

Externally, both units feature their own fully fenced yard. A double undercover carport provides off-street parking and everyday convenience. Located in the peaceful township of Waratah, the area is known for its quiet lifestyle, strong community feel, and beautiful natural surrounds, making it an appealing and tightly held West Coast

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:** 300P195533

**SALE DETAILS**

**\$285,000**

**CONTACT DETAILS**

**Elders Real Estate Burnie**

72-74 Wilson Street

Burnie, TAS

03 6432 2311

**Ellie Walker**

0448 984 004

location.

A strong investment from day one, the property is currently tenanted fully furnished, providing investors with an immediate combined income of \$410 per week (\$205 per unit), with this strong return set to increase to \$430 per week (\$215 per unit) from June 2026, offering excellent income stability and peace of mind. The furnishings form part of the sale.

Note the advertising images are from when the units were used as short stay, as it is difficult to capture good advertising photos with permanent residential tenants in place with the addition of their own belongings. Given this, there may be minor discrepancies between advertising photos and physical condition.

For further information or to arrange an inspection, contact Ellie Walker today. Please be advised that a minimum of 48 hours' notice is required prior to inspections due to legislative requirements.

**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 774.00 square metres
- Building Area: 116.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Double carport





