

**10/135-143 Paterson Street, Launceston, Tas 7250**

**Sold Apartment**

Saturday, 23 September 2023

10/135-143 Paterson Street, Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

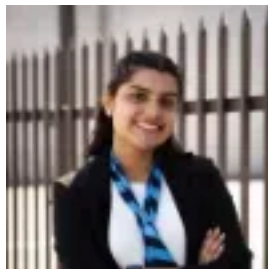
**Parkings: 2**

**Area: 162 m2**

**Type: Apartment**



Jeremy Wilkinson  
0363379700



Nav Kaur  
0363379700

**\$650,000**

This terrific apartment is superbly located near the Cataract Gorge, Launceston's Seaport and right in the heart of Launceston with a plethora of restaurants, entertainment, walking tracks and shopping, all just metres from your doorstep. The apartment offers three double bedrooms, spacious living spaces, views over Launceston and the Tamar River, two bathrooms and importantly for a city apartment, it has a double garage. It would be perfect for inner city living and short or long term leasing. Features:

- A Modern 2006 apartment over two levels with lovely city and water views
- Excellent investment - potential for Airbnb, short or long term rental return
- Positioned within easy walking distance to the city centre, Cataract Gorge & Launceston's Seaport
- Open plan galley kitchen/living/dining - don't miss a thing while cooking
- Kitchen offers quality appliances and a dishwasher
- Deck with water views off the living space
- Master bedroom suite set privately away from the other bedrooms, with walk-thru robe & ensuite
- Three double bedrooms in total - 2 with built-in wardrobes (3rd also suitable for office, home gym)
- Powder room (toilet & basin) on the main living level, with the main bathroom & ensuite on the lower
- Two reverse cycle air conditioning units
- Full size separate laundry, whitegoods included
- Double remote-controlled garage plus extra storage room
- Close to cinema, restaurants, walking tracks & entertainment
- Close to schools, shops, supermarkets and all city conveniences
- Located in Launceston's CBD & only 13 minutes from Launceston Airport

Contact Jeremy Wilkinson or Nav Kaur for further information. Rental estimate: Rental Return \$580p/w (leased till 07/12/23) House size: 162 sqm Garage size: 37 sqm Storage room: 3 sqm Land size: 212 sqm Built: 2006 Council rates: \$2,231 pa Body Corporate: 3,925 pa Zoning: Urban Mixed Use Council: Launceston Heritage listed: No\*\* Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*