

2/47-49 Elphin Road, Launceston, Tas 7250



Sold House

Friday, 1 September 2023

2/47-49 Elphin Road, Launceston, Tas 7250

Bedrooms: 3      Bathrooms: 2      Parkings: 1      Area: 188 m2      Type: House

**\$565,000**

Introducing 2/47-49 Elphin Road, a lovely 3-bedroom apartment located in an ideal position in Launceston. Walking distance to the CBD, a Coles supermarket, Kmart and a shopping plaza on Racecourse Crescent, close to prestigious private schools, Launceston Church Grammar Junior School, Scotch Oakburn College and public transport. The position is ideal for both owner-occupiers looking for the convenience of inner-city life or renters, who would be falling over themselves to secure a property in such a great location, making it a smart decision for investors. The property gets all day sun, making it cosy and comfortable all year round and the layout is spacious with open plan lounge and dining, generous sized master suite with walk in robe and en-suite, kitchen with plenty of storage and dishwasher, European Landry, single lock-up garage with remote access, NBN and a bonus for apartment living with a large storage room off the garage just for unit 2. The building is managed by Strata Tasmania and there is security doors with key pad entry at both the front and rear entrances. Boasting mountain views from the balcony off the lounge, reverse cycle and panel heating, lovely original art-deco features, including fireplace and ceiling rose, solid brick-build, updated electrics and Insulated. A great opportunity! Built: 1930 Building Size: 125m<sup>2</sup> Land Size: 188m<sup>2</sup> Council Rates: Approx. \$2200 per year Water Rates: Approx. \$1000 per year Body Corporate: Yes Zoning: Inner Residential - Multiple Dwelling\*\* 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\*\*