

**4/17-19 Button Street, Mowbray, Tas 7248**



**Unit For Sale**

Monday, 3 June 2024

4/17-19 Button Street, Mowbray, Tas 7248

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 79 m2**

**Type: Unit**



Riley Turner  
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**\$299k - \$330k**

Discover the perfect blend of convenience and tranquility with this two-bedroom unit. Ideal for first home buyers, investors, or retirees looking to downsize, this property offers a serene setting combined with easy access to urban conveniences. This property would make an ideal investment property, with an estimated rental return of \$295.00 - \$325.00 per week. Step inside to find an open plan kitchen, living, and dining area that awaits your personal touch, maintaining its original charm while offering the potential for modern updates. The unit features an updated combined laundry and bathroom, ensuring a functional and comfortable living space. Outdoors, enjoy the low-maintenance decked area, perfect for relaxation or entertaining. Additional benefits include a private location with off-street parking, ensuring your peace of mind. Just a 10-minute drive from Launceston CBD and within close proximity to TasTafe, this unit is not only a cozy home but also a smart investment opportunity, particularly attractive for those looking to rent to students or professionals. Heated and cooled by a reverse cycle heat pump, this unit promises comfort all year round. Don't miss out on securing this affordable unit.\*We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigations.