

48 Garfield Street, South Launceston, Tas 7249



Sold House

Monday, 14 August 2023

48 Garfield Street, South Launceston, Tas 7249

Bedrooms: 2

Bathrooms: 1

Parkings: 6

Area: 648 m2

Type: House



Vicki Johnson
0363378000

\$785,000

Zoned Commercial, a rare opportunity exists here to secure a prime piece of real estate on the edge of Launceston's CBD. Sitting on approximately 648m² of level land, the property consists of the original 2 bedroom cottage which is currently let at \$340 per week until 1/2/2024, plus a large warehouse at the rear of the block that currently receives a rental figure of \$1100 per month. The cottage sits at the front of the block and comprises of 2 bedrooms (both with built-in robes), dine-in kitchen, separate lounge with a reverse cycle heat pump, plus separate bathroom, toilet and laundry facilities. The warehouse sits at the back corner of the property and offers approximately 165m² of floor space comprising of 2 office spaces, bathroom facilities plus ample open storage/warehousing space. Both the tenants of the cottage and warehouse are long term and keen to stay on. Launceston Council rates approx. \$2718 per annum TasWater rates approx. \$1904 plus usage Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.