

**5/1A Brisbane Street, Launceston, Tas 7250**



**House For Sale**

Thursday, 21 December 2023

5/1A Brisbane Street, Launceston, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: House**



Jess Christmas and Michael Walsh  
0400997101

## Offers Over \$379,000

Looking for the perfect city pad or great long-term rental? This freshly painted apartment is the definition of convenience, located in the iconic 'ANNSBRAE' townhouse apartment complex and just a short stroll to the city via our most beautiful City Park. Featuring a brand new kitchen which is just lovely, packed with heaps of cupboard and bench space and open to the spacious sunny living room. Sliding doors to a side patio provide easy access to the footpath, or you have to option to enclose it as additional living space. There are also 2 double bedrooms and a combined bathroom/laundry to maximise space and convenience. The Mitsubishi heat pump in the lounge provides warmth and comfort all year round. The apartment also comes with 1 carport space for easy parking but why drive when everything is so close! City Park offers year-round entertainment plus your choice of the best pubs and restaurants are within an easy 300 metre stroll. 5/1a Brisbane Street at a glance:

- Smart, updated bathroom and kitchen
- Easy parking with a single carport
- Fantastic central location opposite City Park
- Recently rented at \$385pw, vacant possession available

Additional information:

- Building size: 80sqm
- Land size: 100sqm
- Year built: 1970
- Council: Launceston City
- Council rates: Approx \$1,300pa
- Water Rates: \$1,100pa + usage
- Strata levies: \$1,600pa

Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."