

# 6/47-49 Elphin Road, Launceston, Tas 7250

## Unit For Sale

Tuesday, 26 March 2024

6/47-49 Elphin Road, Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 125 m2**

**Type: Unit**



Sam Woolcock  
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## Offers Over \$565,000

A private and secure 3-bedroom, 2-bathroom apartment ideally situated in Launceston. Conveniently located within walking distance to the CBD, Coles supermarket, Kmart, Racecourse Crescent shopping plaza, and prestigious private schools such as Launceston Church Grammar Junior School and Scotch Oakburn College along with Public transport. This prime location appeals to both owner-occupiers seeking inner-city convenience with the ability to 'lock-up-and-leave' along with renters attracted to the area's desirability, making it an attractive prospect for investors. The property enjoys abundant natural light throughout the day, ensuring year-round comfort. The layout is spacious, featuring an open-plan lounge and dining area, a generously sized master suite with a walk-in robe and ensuite, a kitchen with ample storage and a dishwasher, a European laundry, and a single lock-up garage. Additional amenities include NBN connectivity and a sizable storage room exclusive to Unit 6. Managed by Strata Tasmania, the building offers security with keypad entry at both the front and rear entrances. The apartment boasts mountain views from the balcony, reverse cycle and panel heating, charming original art-deco features such as a fireplace and ceiling rose and solid brick construction. This is an exceptional opportunity not to be missed! Rates: \$2,239.50 approx per year Strata fees: \$955 approx per quarter\*\* Knight Frank 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.\*\*