

**7/7 Brisbane Street, Launceston, Tas 7250**



**Apartment For Sale**

Friday, 5 April 2024

7/7 Brisbane Street, Launceston, Tas 7250

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



Jessie Bates  
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## Offers Over \$379,000

Nestled in an enviable locale, 7/7 Brisbane Street presents an exceptional opportunity for those seeking refined urban living. Enjoy effortless access to an array of cafes and restaurants, only a 2-minute walk to Launceston CBD, with the Aquatic Centre and UTAS just a leisurely stroll away. Not to mention its position being directly opposite the picturesque Launceston City Park; this residence offers the perfect inner-city location. Boasting a generously sized bedroom with built in robe, a spa-equipped bathroom, alongside an open-plan living and kitchen space, plus the addition of a single vehicle carport, it exudes both comfort and convenience. Whether you're an investor, a first-time homebuyer, or downsizing, your search ends here! Year Built: 1967 Building size: 59m<sup>2</sup> Land size: 75m<sup>2</sup> Council rates: \$280p/q (approx) Water rates: \$220p/q (approx) Rental Return: \$270 - \$290p/w