

**109 George Street, Launceston, Tas 7250**



**Apartment For Sale**

Wednesday, 19 June 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 236 m2**

**Type: Apartment**



Wayne Riethoff Bec Gardner  
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## Offers Over \$849,000

Welcome to 109 George street in the heart of the Launceston CBD  
Upstairs Residential Unit: Configuration: 2 Bedrooms  
Access: Via Earl Street  
Features: Light-filled with a spacious living room overlooking George Street  
Recently updated kitchen  
Current tenancy in place until February 2025  
Rental Income: \$350 per week  
Downstairs Commercial Shopfront: Status: Currently Vacant  
Features: Spacious shopfront area with an internal storeroom  
Rear access to a lockable storeroom, toilet, and secure onsite car space  
Situated in a vibrant shopping precinct, surrounded by well-established Businesses  
Estimated Rental Return: Approx. \$25,000 per annum + outgoings  
Perfect for Investors: Secure residential tenancy upstairs with immediate rental income, and potential for strong commercial returns downstairs  
Location Benefits: High foot traffic area, excellent exposure, surrounded by vibrant businesses  
Don't miss this fantastic Freehold investment opportunity in one of the most sought-after locations in Launceston. Call today to arrange an inspection!