

**404/16 Paterson St, Launceston, TAS, 7250**

**Apartment For Sale**

Monday, 28 October 2024



404/16 Paterson St, Launceston, TAS, 7250

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**

## Dual-Key Apartment Opportunity in Launceston's CBD

Seize the rare chance to own a dual-key apartment in the heart of Launceston's vibrant CBD, housed in a historically significant building. This unique property offers an exceptional blend of flexibility and income potential, allowing you to live in one unit while renting out the other, or to enter the serviced apartment market for maximum returns.

### Property Overview:

Located on Paterson Street, this fourth-floor apartment offers breath-taking views of the city lights. The dual-key layout features two separate tenancies, offering the possibility of living in one apartment while renting the other, ensuring a steady stream of income.

- **Main Apartment:** Designed for long-term living or short-stay rentals, this apartment includes separate living, sleeping, and bathing areas, a fully equipped kitchen, and laundry facilities, making it an ideal home.
- **Studio Apartment:** The second unit is a studio with hotel-style amenities, including a kitchenette, perfect for short-term stays or entry into the serviced apartment market.

### Key Features:

- **Two Independent Tenancies on One Title**
- **Prime Inner-City Location in Launceston**
- **Flexible Living Arrangements**
- **Private Kitchen and Laundry Facilities**
- **Built-in Storage**
- **Elevator and Stair Access**
- **Walking Distance to Launceston's Top Restaurants and Shops**

### Investment Potential:

This property is an excellent investment for those seeking high rental yields or a private urban retreat. By living in one unit and renting the other, you can enjoy both a central city lifestyle and income generation. Whether you choose short-term tenants or long-term renters, the apartment offers significant flexibility and returns.

Don't miss the opportunity to diversify your portfolio or secure a charming apartment in Launceston's bustling CBD.

Council rates: \$2664 p/a approx.

Water rates: \$912 p/a approx.

Building size: 101m<sup>2</sup> approx.

Land size: 101m<sup>2</sup> approx.

Year built: 2006

Rental estimates: Main apartment: \$370-\$390 p/w - Studio apartment: \$320-\$340 p/w.

Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.