

**606/3-11 Earl Street, Launceston, Tas 7250**



**Apartment For Sale**

Monday, 1 July 2024

606/3-11 Earl Street, Launceston, Tas 7250

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 26 m2**

**Type: Apartment**



Beck Routley  
03 6331 5544

**\$179,000**

We are pleased to present this fantastic long term investment opportunity; to purchase a new unit in a well known Launceston City Hotel, and have it permanently leased on a long term basis to the Hotel!- Long term blue chip lease to Best Western (4.5 star hotel)- Consistent returns - all outgoings including capital paid by tenant.- Substantial depreciation benefits - reduce tax payable (seek independent advice)- Bank guarantee in place- 4 free nights included per year at the hotel in Launceston or HobartPlease drop us an email or give us a call, I would love to have a chat to you about this exciting opportunity. Don't forget, at the end of the day, you own the room on a strata title too!\*Peter Lees Real Estate has used a variety of sources to obtain information relating to this property. We believe all are reliable sources and have no reason to doubt the accuracy of the information, however we cannot guarantee it. Prospective purchasers are advised to make their own enquiries.Boundary lines are indicative only.