

Sold

1/1A Denison Rd, West Launceston



High End Comfort, High Rent Return

This two-storey townhouse is a rare find in the current market, offering comfort and contemporary design with a potentially high rent return. There is the option to buy the existing furnishings and white goods, opening up numerous possibilities for a prospective purchaser.

Previously utilised as a short term holiday rental, this 1979 property has been beautifully renovated in the style of affordable luxury. The floorplan is quite compact but spacious enough to provide a high level of comfort in every room.

With the convenience of keypad entry, you are welcomed with an open plan living space which seamlessly links the lounge and dining zones. The impressive kitchen design offers quality stainless appliances, a practical breakfast bar and plenty of storage.

Both bedrooms and the bathroom are located upstairs, with the large master bedroom revealing beautiful city and mountain views, particularly from the adjoining balcony. The landing and both bedrooms are carpeted and there is ample storage upstairs, with floor to ceiling built-in robes. The impressive, tiled bathroom has an open shower, vanity and toilet. Downstairs there is the convenience of a second toilet in the combined laundry room.

Leading out the back door is a low maintenance, under cover courtyard ideal for

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Price SOLD for \$294,000

Property Type Residential

Property ID 315

Land Area 185 m2

Floor Area 94 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston

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7250 Australia

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intimate gatherings with friends. The single carport and under house storage room complete the perfect picture. Private inspection by appointment only.

Rental Appraisal - Furnished \$350-\$370 per week. Unfurnished \$310-\$340 per week.

Annual Fees -

Body Corporate \$1480

Council Rates \$1396

Water Rates \$800

House size 97m2

Land 185m2

Built 1979

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