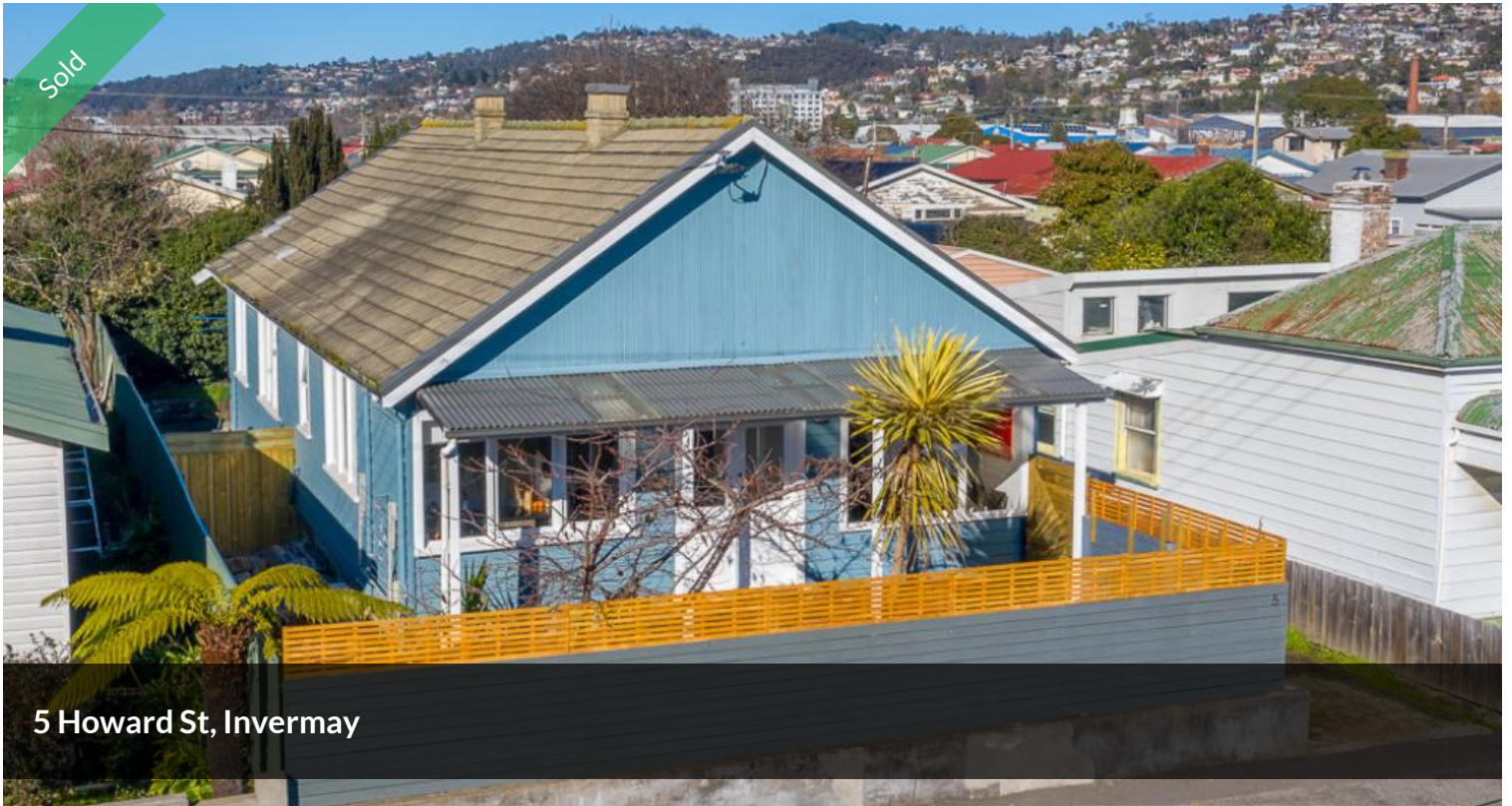


Sold



5 Howard St, Invermay



## Smart Investment

With the University of Tasmania's move to Invermay, properties within walking distance are in hot demand and 5 Howard Street presents another exciting opportunity for those looking for an affordable and profitable investment opportunity.

This property is split in to two co-joined flats. The front is a one bed, 1 bath and the back is 2 bed, 1 bath.

Location is the key being walking distance or short drive also to the Launceston CBD and with schools, shops, transport and all amenities close, this is an affordable and highly desirable rental accommodation for many in the market in Launceston.

There are currently two tenants living in both flats. The tenants share a driveway to shed/garage space. The front flat has a private front yard as does the back flat have a private back-yard, both flats have enjoyed kitchen and bathroom updates and cosmetic improvements to the rest of the properties.

Sure to be a popular opportunity!!!

Built: 1945

🏠 3 🛏️ 2 🚿 2 📏 372 m2

<b>Price</b>	SOLD for \$331,000
<b>Property Type</b>	Residential
<b>Property ID</b>	328
<b>Land Area</b>	372 m2
<b>Floor Area</b>	126 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
7250 Australia  
0408 139 862



Land size: 372m<sup>2</sup>

Building Size: 126m<sup>2</sup>

Council Rates: Approx \$2,200 pa

Water Rates: Approx \$1,100 pa

Rental Estimate: Flat 1 - \$240.00-\$260.00 per week, Flat 2 - \$280.00-\$290.00 per week

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.