







ONE TITLE, FOUR FLATS ON CITY FRINGE

4 4 4 495m2

This 1940 solid brick residence is a rare find in the current market, offering the unique configuration of four flats on one title. All are currently tenanted with varying lease end dates and the weekly rent amounts range from $230 - $255 per week (see details below).

Only a 5-minute walk to the Launceston CBD and Launceston Aquatic Centre, this property has both an upstairs and downstairs flat situated on each side. There is private access from the front and back, while the top-level flats have a small balcony overlooking the city and river. All of the front windows offer the most wonderful views and Welman Street is renowned for being safe and quiet.

Each of the floorplans are slightly different, however all have one double bedroom with large built-in robe, a bathroom with toilet, separate kitchen and a good size living room. The 3D Virtual Tours completed for both Flat 1 and Flat 3 give buyers an excellent overview of the spaces. There is a single allocated parking bay for each occupant and the 495m2 block is conveniently low maintenance.

Due to the existing configuration, Launceston City Council have indicated that 17A-17B Welman Street has Strata Development potential, making it an

Price	SOLD for $1,268,000
Property Type	Residential
Property ID	392
Land Area	495 m2
Floor Area	256 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
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exciting prospect for a savvy investor (STCA). A Pre-Purchase Building Inspection has already been completed for buyer convenience, with no major structural defects noted.

The excellent team at Property Wise Launceston are the property managers for this address. Details for each existing lease are as follows:

Flat 1/17A Welman St (downstairs) - $255.00 rent per week. Lease end January 2023

Flat 2/17A Welman St (upstairs) - $245.00 rent per week. Lease end February 2022

Flat 3/17B Welman St (upstairs) - $255.00 rent per week. Lease end November 2022

Flat 4/17B Welman St (downstairs) - $230.00 rent per week. Lease end April 2022

Properties such as 17A-17B Welman Street are hard to come by, so give Rae a call on 0455 445 300 for further information.

Deadline for Offers is 12.00pm Thursday, 25th November. 2021.

Annual Launceston City Council rates $5,305.00

Annual Taswater rates + usage $3,771.00

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.