







‘Little Yellow on Frankland" - Currently 8% Return

2 1 1 212m2

This 1890 historic gem is currently a short-term holiday rental ($910 per week) located within a stone’s throw of the Launceston General Hospital. With the charm of yellow weatherboards this quaint cottage generates a healthy annual return and is predominantly booked by visiting medical staff. ‘Little Yellow’ is being sold fully furnished and self contained (walk out/walk in) or can be purchased by an owner occupier as it has been previously enjoyed for many years.

The floorplan here is compact, however it comes as a pleasant surprise with each room being a substantial size. There are two spacious double bedrooms, a comfortable lounge and a light filled dining area with an impressive pressed tin ceiling. The sun filled kitchen is basic but functional and leads through a laundry room into the bathroom with shower, vanity and toilet.

There is a paved courtyard and an undercover area at the back perfect to enjoy a morning coffee. The block is relatively low maintenance but with the lovely leafy addition of well-established trees and garden beds. A timber shed/workshop with plumbing completes the picture.

Off-street parking is available for one vehicle and Launceston City Council have indicated there may be potential to extend the back of the house or build a

Price	SOLD for $550,000
Property Type	Residential
Property ID	450
Land Area	212 m2
Floor Area	85 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

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garage (STCA).

22 Frankland Street is brilliantly located in a most peaceful pocket but still within close walking distance to some of Launceston's most popular cafes and restaurants, along with Princes Square Park, the Aquatic Centre and CBD.

'Little Yellow on Frankland' offers a tangible feeling of yesteryear and is one not to be missed so give Rae a call today to find out more.

A Pre-Sale Building Report has already been completed for buyer convenience.

Annual LCC rates: Approx $1,227.39

Annual Taswater rates: Approx $1,064.00

Annual rent revenue: $29,255.34 (2021/2022 FY)

Current weekly rent: $910 per week short term

Rental Appraisal (Property Wise Launceston) - $420.00-$460.00 per week long term

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.

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