

## 3/18 Queen Street, BURNIE, TAS 7320

### The Perfect Addition To Your Portfolio

Set in a highly convenient location just moments from Burnie's city centre, 3/18 Queen Street, Burnie is a convenient two bedroom apartment that combines comfort, and lifestyle. With a sun filled interior and a low maintenance design, this property offers exceptional appeal to investors, first-home buyers, or downsizers wanting to secure quality living in a coastal town.

Step inside and be welcomed by the light filled sunroom, the ideal spot to enjoy your morning coffee while taking in the ocean outlook. From here, the apartment flows into the open-plan kitchen, living and dining area, designed for both comfort and functionality. The two bedrooms are well sized, while the bathroom is neat and practical, featuring a shower over the bath and toilet.

For investors, this property presents an outstanding opportunity. With Burnie's rental market experiencing consistent demand, a well located two bedroom apartment such as this, is perfect. Offering the potential for a solid rental return and long-term capital growth. 3/18 Queen Street represents a smart and reliable addition to any portfolio.

With secure parking and minimal upkeep required, this residence ensures an easy-care lifestyle. Located within walking distance to Burnie's beaches, cafes, shopping precinct

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P185858

#### SALE DETAILS

**Best Offers Over  
\$245,000**

#### CONTACT DETAILS

**Elders Real Estate Burnie**

72-74 Wilson Street

Burnie, TAS

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and public transport, the property delivers both lifestyle and convenience at your doorstep. Arrange your inspection today!

The premises is tenanted - Requires 48 hours notice for all inspections.

DISCLAIMER: While Elders Real Estate Burnie has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters

- Land Area 98.00 square metres
- Building Area: 70.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1

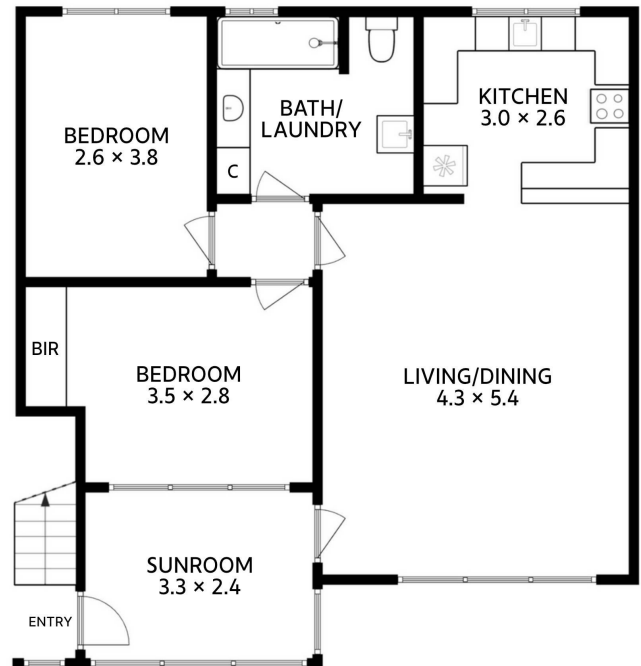
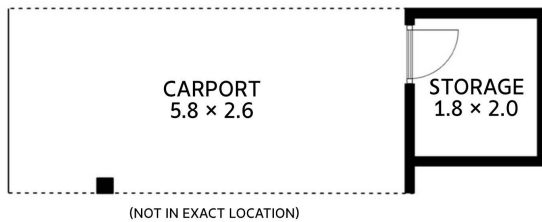








**Unit 3/18 Queen Street  
Burnie**



**Approx. Floor Area 74 sq m**  
(excluding carport and storage)

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.

