



47 Cimitiere Street, GEORGE TOWN, TAS 7253

Excellent Investment or Low Maintenance Home

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.

An excellent opportunity to secure a investment generating over \$30,000 per year (gross) with scope to increase. Quality, low maintenance investments like these are becoming harder to come by in the current market.

Unit 4: \$300 per week until March 2026

Unit 5: \$295 per week until September 2025

Comprising 2 solid brick units, on a flat block, each with its own carport and separate utilities room. Both with secure long term tenancies in place, available to purchase individually or together.

George Town median unit value has increased approx. 30% from 2020 - 2023, and, given its ideal location, with underpinnings of strong industry and skilled labor force the demand for quality investments like these are increasing.

The area benefits from its close location to the Bell Bay industrial hub, the focus of the Tasmanian government's renewable hydrogen production and export plans.

Large capital investment projects are on the radar of the likes of Fortescue, Woodside, Origin Energy and even Spanish energy giant Iberdola. These projects may generate large increases in economic activity and jobs for the local community, increasing rental demand and providing capital growth in property prices.

The units location is one block from the CBD and walking distance to all local amenities including medical facilities, schools and shopping. Great access to recreation, heritage and the natural environment and being only 35 minutes to Launceston, this could be your chance at securing either a solid investment for years to come or a perfect low maintenance home.

****Elders Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate****

- Land Area 280.00 square metres
- Building Area: 158.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport

TYPE: Sold

INTERNET ID: R24246862

SALE DETAILS

\$250,000 per unit

CONTACT DETAILS

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