



269 Westbury Road, PROSPECT, TAS 7250

Picture perfect with great yield!

Currently rented out to a long-term tenant, this solid unit has a good history of returns with minimal vacancy. The property is rented furnished and offers a perfect walk in walk out option. Tastefully renovated, it also offers a perfect first home or downsizer option!

Updated with modern kitchen, large living complimented with air-conditioning, large master bedroom with plenty of storage throughout. Recently painted with new carpeted

TYPE: Sold

INTERNET ID: R24450313

SALE DETAILS

Offers Over \$369,000

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.

bedrooms and polished floor boards in kitchen and living rooms - this unit has had all the hard work done. Low maintenance brick exterior with two car parking spaces across from St Pat's College, this home offers a convenient lifestyle for home owners/renters alike.

Located in Prospect within walking distance to St Pats College, Prospect Vale Marketplace containing supermarket and pharmacy with local eateries and cafes a short drive away. The Launceston CBD is also a direct 5-minute drive.

CONTACT DETAILS

REX Launceston
54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

Sam Woolcock
0400813033

Water Rates: \$287 per quarter approx. (fixed charges)

Council Rates: \$1270 per year (approx.)

Strata Fees: \$1262 per year (approx.)

Building size: 67 m2 approx.

Land size: 72 m2 approx.

Year built: 1973.

Currently rented at \$450 per week furnished.

*** 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. ***

- Land Area 72.00 square metres
- Building Area: 67.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport
- Floorboards







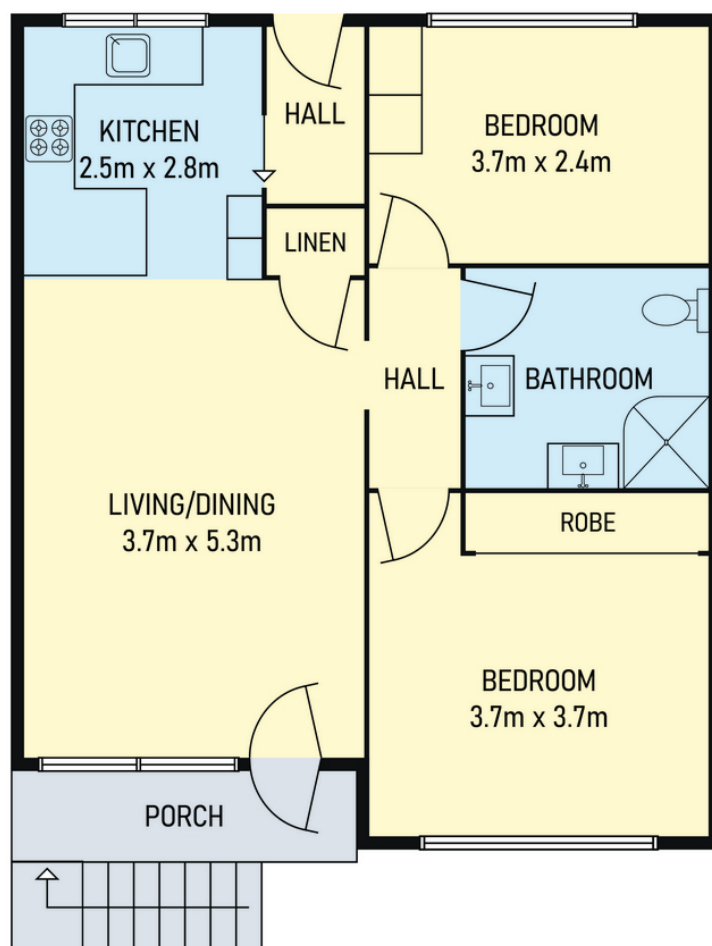
Investor information.

A rental valuation has been conducted on this property by our experienced Property Management team.

We are confident that you might expect a rental return for this property within the vicinity of:

\$430 - \$460 per week (furnished)
\$375 - \$400 per week (un-furnished)

For expert local knowledge and advice regarding property management or investment opportunities, please call our office on 6333 7888



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.