



4 Patricia Place, NEWNHAM, TAS 7248

Over 5% Yield for investors

The perfect blend of comfort and investment potential, this neat and tidy 2-bedroom unit ticks a lot of boxes. With a strong history of rental returns this could be an ideal purchase for a savvy investor but also presents as a first home purchase or downsizing option.

A great floor plan with large combined dining and living efficiently heated by a Daikan split system. Two generous bedrooms both with built in wardrobes situated close to the central bathroom with walk in shower and combined laundry. The kitchen is large with plenty of cupboard and bench space with access to the paved and private rear courtyard.

This low maintenance brick unit has recently been painted in the kitchen, lounge room, master bedroom and is ready to move straight in!

Located centrally in Newnham within walking distance to UTAS Newnham campus and local amenities and shops, the Mowbray Market Place and Coles are a very short drive along with a 7 minute direct commute into Launceston CBD.

Don't miss your chance to secure this excellent property-ideal for those looking to invest or settle into a comfortable home.

Rental Estimate: \$340 - \$350 per week

Council Rates: \$359 per quarter approx.

Taswater Rates: \$255 per quarter approx. plus usage

Common parking available.

*Elders Real Estate 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 87.00 square metres
- Building Area: 57.00 square metres
- Bedrooms: 2
- Bathrooms: 1

TYPE: Sold

INTERNET ID: R24596278

SALE DETAILS

Offers Over \$299,000

CONTACT DETAILS

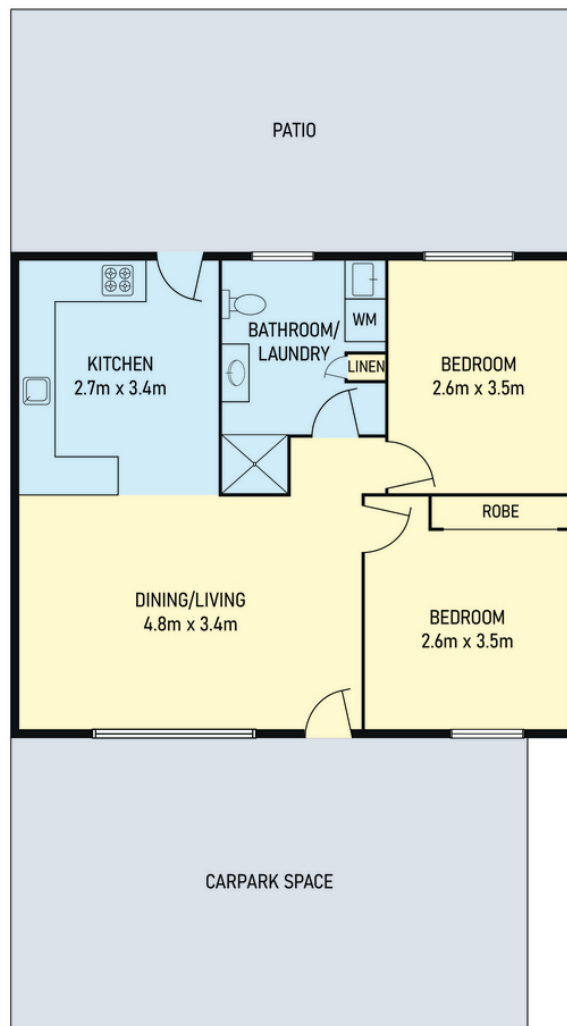
REX Launceston
54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

Trudi Jones
0448 698 439









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