



51 Bryan Street, INVERMAY, TAS 7248

Character home with city convenience.

Built circa 1910 and recently refreshed for ease of living, this charming Invermay residence offers the perfect blend of period character and a convenient location.

Set on a 443 sqm block, the home welcomes you with freshly painted interiors and brand-new floor coverings throughout, creating a bright and inviting atmosphere. The layout includes three spacious bedrooms, a central bathroom, and a comfortable living area that flows into a functional kitchen - ideal for relaxed family living.

The property's street appeal is undeniable, nestled among other character homes in a quiet, well-regarded neighbourhood. Off-street parking is a feature, with excellent accessibility and space for two vehicles.

Whether you're heading into the city or enjoying local attractions, the location is unbeatable - just 10 minutes to the Launceston CBD and a short 5-minute drive to UTAS Stadium and the Inveresk Queen Victoria Museum.

This is a fantastic opportunity for first-home buyers, investors, or downsizers seeking a low-maintenance lifestyle in a well-connected pocket of Invermay.

Launceston City Council Rates \$1,755 per yr

Tas Water (Fixed Charges) \$1,149 per yr

Rental estimate - \$380 - \$420 per week

- Land Area 433.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2

**TYPE:** Sold

**INTERNET ID:** R24670583

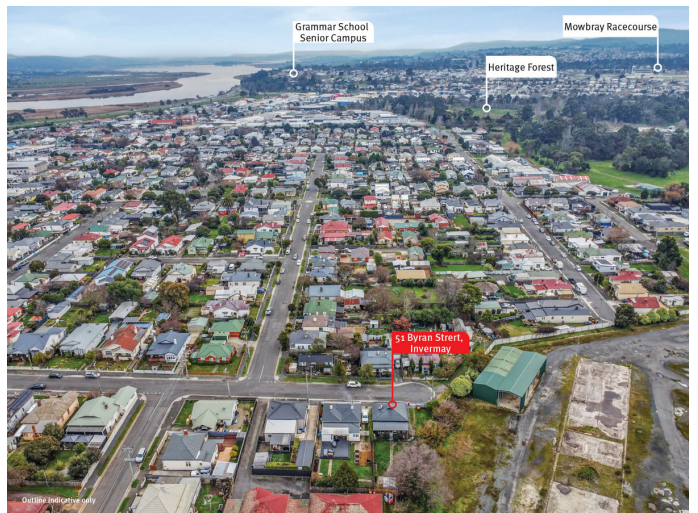
**SALE DETAILS**

**Offers Over \$379,000**

**CONTACT DETAILS**

**REX Launceston**  
54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Doug Marshall**  
0418 527 612











**Elders**

### Investor information.

A rental appraisal 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:

**\$380 - \$420 per week**

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.