



### Prime Position, Development Opportunity (STCA)

This circa 1900 cottage is located in an ideal position just a stroll to Launceston's iconic Cataract Gorge and walking distance to Launceston's CBD, transport, schools and amenities.

On a large 921m<sup>2</sup> block, there is development potential (STCA) in this highly sought after location.

Upper York is a desirable street and located just around the corner on Basin Road is West Launceston Primary School. Within walking distance is an IGA Supermarket located on Brougham Street.

The property has a stunning outlook over the Gorge and would be a prime position for a townhouse development, building your dream home or just securing a great opportunity to renovate and extend the two-bedroom cottage (STCA).

Great investment, first home or project. Sure to be a popular opportunity!

Year Built - 1900

Land size - 921m<sup>2</sup>

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**Price** SOLD for \$340,000

**Property Type** Residential

**Property ID** 324

**Land Area** 921 m<sup>2</sup>

**Floor Area** 100 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
7250 Australia  
0408 139 862



Building Size – 100m2

Council Rates - Approx \$1,500 per annum

Water Rates - Approx \$1,000 per annum

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

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