

Sold

22 Frankland St, Launceston



### 'Little Yellow on Frankland' - Currently 8% Return

This 1890 historic gem is currently a short-term holiday rental (\$910 per week) located within a stone's throw of the Launceston General Hospital. With the charm of yellow weatherboards this quaint cottage generates a healthy annual return and is predominantly booked by visiting medical staff. 'Little Yellow' is being sold fully furnished and self contained (walk out/walk in) or can be purchased by an owner occupier as it has been previously enjoyed for many years.

The floorplan here is compact, however it comes as a pleasant surprise with each room being a substantial size. There are two spacious double bedrooms, a comfortable lounge and a light filled dining area with an impressive pressed tin ceiling. The sun filled kitchen is basic but functional and leads through a laundry room into the bathroom with shower, vanity and toilet.

There is a paved courtyard and an undercover area at the back perfect to enjoy a morning coffee. The block is relatively low maintenance but with the lovely leafy addition of well-established trees and garden beds. A timber shed/workshop with plumbing completes the picture.

Off-street parking is available for one vehicle and Launceston City Council have indicated there may be potential to extend the back of the house or build a

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<b>Price</b>	SOLD for \$550,000
<b>Property Type</b>	Residential
<b>Property ID</b>	450
<b>Land Area</b>	212 m2
<b>Floor Area</b>	85 m2

#### Agent Details

Rae Smith - 0455 445 300

#### Office Details

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



garage (STCA).

22 Frankland Street is brilliantly located in a most peaceful pocket but still within close walking distance to some of Launceston's most popular cafes and restaurants, along with Princes Square Park, the Aquatic Centre and CBD.

'Little Yellow on Frankland' offers a tangible feeling of yesteryear and is one not to be missed so give Rae a call today to find out more.

A Pre-Sale Building Report has already been completed for buyer convenience.

Annual LCC rates: Approx \$1,227.39

Annual Taswater rates: Approx \$1,064.00

Annual rent revenue: \$29,255.34 (2021/2022 FY)

Current weekly rent: \$910 per week short term

Rental Appraisal (Property Wise Launceston) - \$420.00-\$460.00 per week long term

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.