

21 Wattle Place, Rosebery, Tas 7470



House For Sale

Tuesday, 6 February 2024

21 Wattle Place, Rosebery, Tas 7470

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 886 m²

Type: House



Nadia Burke

Offers over \$220,000

Discover an unparalleled investment opportunity where steady rental income meets future development potential. This dual offering presents a long-term rental property boasting an impressive 8% yield, combined with a separate titled block of land. Prime Location: Set in the heart of Rosebery, this long-term rental property benefits from being within close proximity to MMG Mine, schools, park and IGA supermarket making it a sought-after choice for tenants seeking convenience and quality living. Turnkey Living: The fully furnished interiors and furnishings ensure a seamless transition for tenants, attracting responsible, long-term occupants. The property is designed for comfort and functionality, with a three bedroom, one bathroom layout. Rental Yield: Investors will appreciate the outstanding 8% rental yield, offering a substantial return on investment. This high yield reflects the property's popularity in the rental market and its potential for consistent, long-term cash flow. Separate Titled Block: In addition to the rental property, this offering includes an exclusive, separate titled block of land, providing a blank canvas for future development or expansion. The rental property is current leased until 30/01/25 at \$350 per week. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.