

# 3 William Street, Rosebery, Tas 7470

## House For Sale

Monday, 30 October 2023

3 William Street, Rosebery, Tas 7470

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 923 m2

Type: House



Jenelle Carey  
0488015215

**\$280,000**

Welcome to the Heart of Rosebery! Your golden opportunity awaits in this charming former childcare center nestled on a spacious and secure 923sqm block. Situated in the town center, convenience is at your doorstep with easy access to schools and all essential amenities. Currently, this property is tenanted, offering you a hassle-free investment with a remarkable 7.43% gross rental yield. Watch your investment grow effortlessly while contributing to the changing community of Rosebery. Rosebery, situated on the West Coast of Tasmania, is a unique blend of mining and tourism. Experience the charm of a town with zero rental vacancy, making this property a hot commodity in a thriving market. Boasting three bedrooms (one en-suited), two bathrooms, and a sprawling rumpus room, this residence is perfect for families or those seeking a comfortable living space. The open plan kitchen/living area is designed to create a warm and spacious atmosphere. Rest easy knowing your property is secure on this large block of 923sqm, there's room for everyone to enjoy the outdoors. With cubby house and play equipment in place let your imagination run wild with potential garden spaces, or even the possibility of expansion (STCA). Zoned residential, this gem offers flexibility and potential for various uses. Town water and sewer connections add an extra layer of convenience to your daily living. Whether you're a savvy investor, a family looking for a new home, or someone with a vision for potential uses, this property is a canvas waiting for your personal touch. Seize the opportunity to be part of the Rosebery community and make this property your own! • Yearly Council rates approx. \$1,400 • Tas Water approx. \$1,200pa • Zoned Residential • Town Water & Sewer serviced • Weekly rent of \$400 Call Jenelle to discuss further or to organise a private inspection.