

8/14 Duwun Road, Rosebery, NT 0832

Raine&Horne.

Unit For Sale

Wednesday, 10 April 2024

8/14 Duwun Road, Rosebery, NT 0832

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 203 m2

Type: Unit



Brandon Duncan
0889418941



Glenn Grantham
0889418941

\$358,000

Investors Delight! Gross Rental Yield 7.26%! Currently leased until March 2025! This property exudes a lifestyle of comfort and convenience with an excellent combination of open plan living located in the beautiful suburb of Rosebery. Feel right at home while you cook up a storm in the modern kitchen which seamlessly flows onto the dining area, flawlessly situated for a memorable evening of entertaining. The living space and bedrooms are all complemented by tiles and split-system air conditioning, ensuring year-round comfort. Step outside onto the spacious patio - another perfect space to share with family and friends. Property highlights: • Tiles and split-system air conditioning throughout the unit ensure comfort in all seasons. • Expansive kitchen including stove top and under counter, is perfect for every occasion. • Open plan living and dining area effortlessly connects with large patio. • Master bedroom features an ensuite and built-in wardrobe, providing ample storage and convenience. • Includes two undercover parking spaces, adding convenience and security. Nearby Amenities: • Rosebery Middle School • Bakewell Primary School • Woolworths Bakewell • Gateway Shopping Centre • Palmerston Water Park These nearby amenities significantly enhance the appeal of living in Rosebery, providing easy access to quality education, convenient shopping, and recreational facilities, making this top-floor unit an attractive home for both families and professionals. Year Built: 2010 Gross Rental Yield: 7.26% approx. Rental Income: \$500 per week until March 2025 Body Corporate Fees: \$814 per quarter approx. Council Rates: \$1853 per annum approx.