

# 8 Saltwater Street, Rosebery, NT 0832



## House For Sale

Friday, 8 March 2024

8 Saltwater Street, Rosebery, NT 0832

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 731 m2

Type: House



Billy & Nida

## **\$655,000 NEGOTIABLE**

8 Saltwater Street Rosebery 0832 Don't miss out on the opportunity to own your very own AUSSIE DREAM HOME! With solid bones, energy-saving features, modern build, and great investment potential, this property is truly a gem. Take the first step and inquire now to secure this incredible value-packed home. Features include:

- Well maintained quality home, beautifully presented and situated in a peaceful, family friendly street in Rosebery
- 731sqm block providing plenty of space for your kids, pets, hobbies or even a pool
- Remarkable 13.3kw SOLAR system equipped with Battery backup for huge energy savings – say goodbye to huge power bills or even eliminate them altogether with the added advantage of battery power during power outages.
- Solid cyclone coded concrete block home (including internal walls) with split system A/C (2 new) and security screens throughout for comfort and security
- Master bedroom with ensuite featuring twin showers and twin vanities, complimented by a spacious walk-in-robe
- 3 generously sized bedrooms all with built-in full length mirrored robes with an external 4th bedroom that's perfect as an office or teenagers retreat
- Spacious OPEN PLAN LIVING with large private verandah leading off living areas through sliding doors catering for family/social gatherings and outdoor BBQ's
- Kitchen includes a breakfast bar with ample cupboard and benchtop space, along with a large pantry
- Main bathroom featuring a standalone shower and separate bathtub
- Separate indoor Laundry with built-in linen cupboards
- A certified 3m x 3m garden/tool shed that is powered and ready to be used as a workshop
- A spacious double garage with remote roller door
- 2 to 4 cars under cover behind a roller door garage
- Concrete driveway for extra vehicles
- Loads of space for your boat/camper/caravan
- Colourful, well established tropical garden
- Freshly painted with new fans and down lights
- Sola-Hart hot water system
- Neat, clean and tiled throughout for easy up-keep

Ideal location close to local schools, parks, gym and shops (Woolworths, Chemist, takeaway, etc)

Looking as an investment property, high rental opportunity awaits!

DEAR BUYERS THIS PROPERTY IS SITUATED IN A HIGHLY SOUGHT AFTER LOCATION, IDEAL FOR FAMILIES LOOKING TO SETTLE DOWN OR PERHAPS START A FAMILY. WITH EXCELLENT RENTAL RETURN AND GREAT VALUE FOR THE FIRST HOME BUYER, THIS IS AN OPPORTUNITY NOT TO BE MISSED. SO PLEASE, I URGE YOU TO GET IN TOUCH WITH ME DIRECTLY SO I CAN HELP WITH YOUR ENQUIRIES, BOOK A PRIVATE INSPECTION, OR MAKE IT TO OUR WEEKLY INSPECTION SO I CAN GUIDE YOU THROUGH THE PROCESS IN PURCHASING YOUR NEW AUSSIE DREAM HOME.

Additional information:

Council Rates: \$1,971 per annum (approx.)

Year Built: 2006

Area under title: 731sqm

Pest Report: Available

Building Status Report: Available

Zoning Information: LR (Low Density Residential)

Rental Estimate: \$800 Per Week

Settlement Period: 30 to 60 days or variation upon request

Conveyancer: Aquarius Conveyancing

Deposit: 10% or variation upon request

Easements: Drainage Easement to Palmerston City Council

Status: Vacant Possession