

**16 Osborne Street, Sandy Bay, TAS, 7005**



**House For Sale**

Sunday, 3 November 2024

16 Osborne Street, Sandy Bay, TAS, 7005

**Bedrooms: 6**

**Bathrooms: 6**

**Parkings: 7**

**Type: House**

## **Six units - Prime Location - Investment opportunity**

This property has not changed hands since it was built in 1960.

A reliable asset, the fully leased investment property provides a steady return. The double brick building of six one-bedroom units sits on a generous land area that provides a garage, four carports and two off-street parking bays.

The property is on one title. Each unit has an entry way, living room, one double bedroom with built-in robes, kitchen and combined bathroom/laundry. See the floor plan for more details.

Well maintained, the property has been rewired with smart meters and wired in smoke detectors. Conveniently situated in a leafy residential area, the property is close to services and amenities. The Sandy Bay Shopping precinct with major supermarkets, cafes and specialty shops is within walking distance.

- Building 314.0sqm made up of 6 one-bedroom units
- Land 718.0sqm
- On one title
- Fully leased investment property in a sought after location
- Reliable asset with steady returns
- Double brick building
- Rates approx. \$4,300 per annum
- Water rates approx. \$1,300 per annum
- Rewired with smart meters
- Meter boxes: mainboard and sub-boards replaced
- Power pole and mainline replaced
- Wired-in smoke alarms
- NBN connected to all units
- Tasmanian Oak floors on ground level
- Garage for car & trailer, 4 carports, 2 off-street parks
- Prime location in residential area
- Close to services and amenities
- Walking distance to Sandy Bay shopping precinct
- Approx. 7 kilometres from Hobart's CBD
- Marievilla Esplanade recreation area & beach nearby

\* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.