

5 Sassafras Court, Rosebery, Tas 7470

House For Sale

Tuesday, 7 January 2025

5 Sassafras Court, Rosebery, Tas 7470

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 696 m2

Type: House



Rodney Triffett

Offers Over \$230,000

Welcome to 5 Sassafras Court, Rosebery-a fantastic investment opportunity boasting a long-term, reliable tenant who wishes to stay on, delivering immediate positive cashflow with a rental yield above 7.48%. This property has been recently refreshed with new paint and carpet, ensuring modern comfort and style for tenants and investors alike. Inside, you'll discover a bright, open-plan kitchen featuring ample storage, generous bench space, and modern appliances (including a dishwasher and rangehood). The living area is accented by French window shutters and serviced by a reverse cycle air-conditioner for year-round comfort. Originally renovated with a new Colorbond roof, contemporary bathroom, and updated fixtures, the home continues to shine with its Tasmanian Oak floors and tasteful finishes. Three of the four bedrooms have built-in robes, while the master bedroom highlights beautiful timber flooring. The elegantly updated bathroom offers a spacious shower and sleek, modern fittings. Situated in a peaceful court backing onto a forest verge, this property occupies an approx. 696sqm block, providing a serene, private setting. It is zoned residential and connected to town water and sewer, with yearly council rates of approximately \$1,800. Whether you're a seasoned investor or just stepping into the property market, 5 Sassafras Court presents a high-yield gem with a great tenant already in place. Don't miss this rare opportunity to secure positive returns in a sought-after location! - Currently Tenanted at \$330 Per Week- Land Size: Approx. 696sqm- Yearly Rates: Approx. \$1,800p.a- Town Services: Water & Sewer- Zoned: General Residential Call now to discuss further or arrange your private inspection!