



6 Somerset Street, ROSEBERY, TAS 7470

An Affordable Investment with Future Potential

Whether you're looking to expand your investment portfolio, purchase your first home or secure an affordable property with scope to renovate, 6 Somerset Street offers a fantastic opportunity in the heart of Rosebery. With a practical floorplan, generous outdoor space and plenty of potential, this is a property that will appeal to a wide range of buyers.

The home features an open-plan kitchen, dining and living area, creating a functional space for everyday living and entertaining. The kitchen offers the added convenience of a small step-in pantry, while the living area is kept comfortable year-round with a reverse cycle air conditioner providing heating and cooling, complemented by a cosy wood heater for the cooler months.

Accommodation comprises three bedrooms, all serviced by a centrally positioned bathroom, creating a practical and functional layout for families, couples or tenants alike.

Adding to the home's versatility is the enclosed storage/utility space, incorporating the dedicated laundry and separate toilet. This flexible space offers endless possibilities for storage, hobbies or everyday practicality, while a small under-house storage nook

TYPE: For Sale

INTERNET ID: 300P196666

SALE DETAILS

\$190,000

CONTACT DETAILS

Elders Real Estate Burnie

72-74 Wilson Street
Burnie, TAS
03 6432 2311

Ellie Walker
0448 984 004

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

offers a handy place to keep tools, gardening supplies and outdoor equipment neatly tucked away.

Outside, the spacious backyard provides plenty of room for children and pets to play, while the low-maintenance gardens allow you to spend less time on upkeep and more time enjoying your surroundings. The property also enjoys a peaceful rear outlook, backing onto natural bushland with a small creek beyond, creating a lovely sense of privacy and tranquillity.

Being sold fully furnished and currently leased until November 2026 at \$320 per week, this property offers an immediate rental return, making it an ideal addition to an investment portfolio while still presenting future potential for owner-occupiers. Due to current legislative requirements and to respect the existing tenancy, a minimum of 48 hours' notice is required prior to all inspections

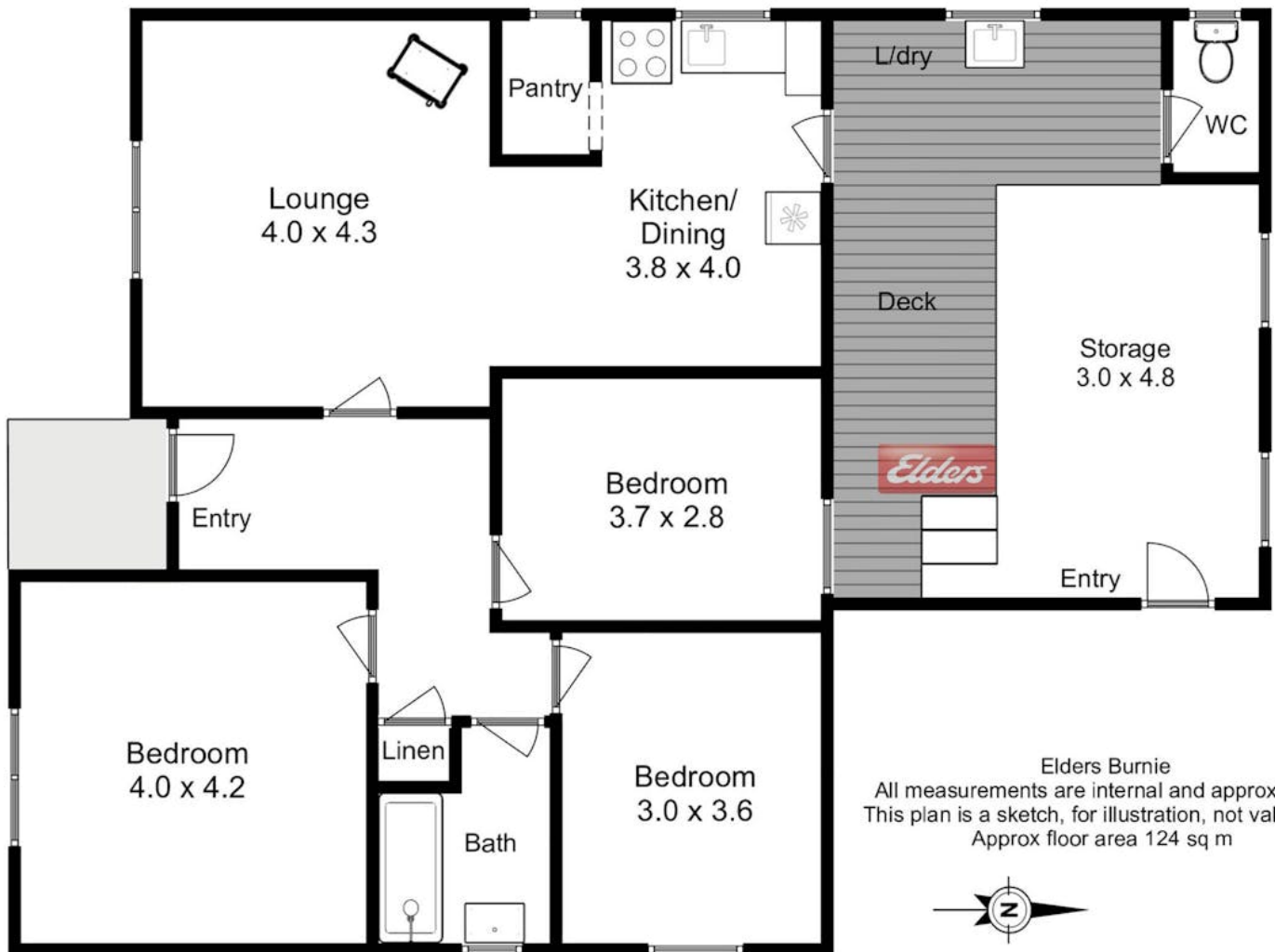
Please note: Since the marketing photographs were taken, a new front porch with timber decking has been added to the property. This improvement is not reflected in the current marketing images.

DISCLAIMER: While Elders Real Estate Burnie has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters

- Land Area 780.00 square metres
- Building Area: 124.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







Elders Burnie
All measurements are internal and approximate.
This plan is a sketch, for illustration, not valuation.
Approx floor area 124 sq m