







9 Rosenbaum Street, Gillen

Do the Math – The Opportunity Is Clear!

It's not often that a four-bedroom, two-bathroom home comes to the market for under $500,000, making 9 Rosenbaum Street a property well worth adding to your inspection list. Positioned amongst similar homes in popular Rosenbaum row, where properties have recently sold in record time, this is an opportunity to secure a substantial family home in a location buyers continue to seek out.

Conveniently located close to local schools, the IGA supermarket and the iconic Milner Meats, the position is hard to fault. Whether you're an avid gardener, a home handyman looking for your next project, a larger family needing space, or an astute investor searching for value, this home offers plenty of potential.

There is some tidying up to do, but the fundamentals are all here. The home features a spacious living area with easy-care vinyl plank flooring flowing through to the passageway, while all four bedrooms are carpeted and the wet areas are tiled.

The neutral, cream-toned kitchen provides ample cupboard and bench space, along with a dishwasher and a wonderful outlook across the front garden towards the spectacular MacDonnell Ranges. It's a

4 2 3

FOR SALE
$480,000

VIEW
By Appointment

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practical kitchen with plenty of scope to make it your own.

The main bedroom is generously proportioned and includes a walk-in robe and ensuite bathroom. The family bathroom is also spacious, offering a full-size bath, separate shower, vanity and toilet.
At the rear, the outdoor entertaining area provides an ideal space for family gatherings, weekend barbecues or simply relaxing outdoors. It is conveniently accessible from the family room through the sliding door or directly via the side gate.

Year-round comfort is assured with fully ducted reverse-cycle air conditioning, while solar hot water adds an important energy-saving benefit.

With four bedrooms, two bathrooms, a great family-friendly location and plenty of scope to add value, this is a property where the numbers really do make sense. Do the math, see the potential and make 9 Rosenbaum Street your next move.

Property Highlights
· Council Rates $2,750.93 per annum
· Rental potential $700 per week
· Inner Gillen, 836 sq metre allotment
· Four bedrooms, two bathrooms
· Plenty of scope for value adding

MORE DETAILS

Property ID	2DG5FD5
Property Type	House
Land Area	836 m2
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Hot Water











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