



## Rosetta, 35 Driscoll Street

Large Family Home & Unit or Dual Income!!!

This expansive property is a fantastic opportunity for those seeking a spacious family home. With a 3-bedroom home upstairs and a fully self-contained 2-bedroom unit downstairs. Or a savvy investor who would like to explore the possibility of having an additional income stream.

Both areas are currently rented by excellent tenants, this property offers flexibility and strong rental potential.

Situated in a popular and sought-after location with all day sun and picturesque views of the Derwent River and Mona.

This property will appeal to those who would like separate living for a teenager, family members or extended family. The upper level accommodation consists of a spacious family home, with a bright sunny living room with reverse cycle air conditioning and sliding



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**SOLD**

LJ Hooker  
Pinnacle Property

5 

2 

3 

**For Sale**

Offers Over \$795,000

**View**

[ljhooker.com.au/8GJ1F](http://ljhooker.com.au/8GJ1F)

**Contact**

**Gary Cooley**

0412 522 964

[gcooley@ljhpinnacle.com.au](mailto:gcooley@ljhpinnacle.com.au)

**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

glass doors leading to a full-length verandah, perfect for relaxing and enjoying the views, three generous sized bedrooms, all with built-in robes, large kitchen-dining, separate family room with access to a large covered outdoor entertaining area.

Downstairs there is a fully self-contained unit, (council registered), comprising spacious open plan lounge/dining/kitchen, two bedrooms and large bathroom.

The property has large double garage and workshop, established back garden with fruit trees.

The property is perfect for those wanting to enjoy the benefits of suburban living with a five-minute drive to Glenorchy shopping precinct and a 20-minute drive to the Hobart city centre. Due to the property's proximity to MONA this property has attractive potential as short-term accommodation.

#### Dual Income Potential:

The 3-bedroom main home is currently rented for \$490 per week, with an estimated potential of \$500&ndash;\$525 per week.

The 2-bedroom unit is currently leased at \$235 per week, with an estimated potential of \$300&ndash;\$325 per week.

Combined, the property offers a potential rental income of \$800&ndash;\$850 per week, ensuring a solid return for investors.

Council rates: \$2,970 approx.

This property offers space, versatility, and exceptional value. Whether you're a family seeking your next home, or an investor looking to maximize returns, 35 Driscoll Street delivers.

Don't miss out&mdash;contact Gary today at 0412 522 964 to schedule your inspection!

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



**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	8GJ1F
<b>Property Type</b>	House
<b>House Size</b>	224 m2
<b>Land Area</b>	642 m2
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Secure Parking

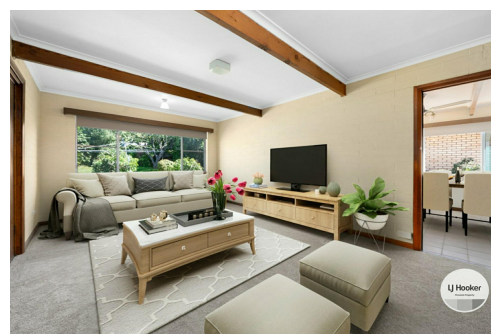
**Gary Cooley 0412 522 964**

Real Estate Agent | [gcooley@ljhpinnacle.com.au](mailto:gcooley@ljhpinnacle.com.au)

**LJ Hooker Pinnacle Property (03) 6272 8177**

402 Main Road, GLENORCHY TAS 7010

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhpinnacle.com.au](mailto:hello@ljhpinnacle.com.au)



**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.