



1, 2 and 3/13 Emmaline Court, Rokeby

Three 2010 Built Units with Waterviews

Unit 1: Offers Over \$235,000 (land size 273m²)

Unit 2: Offers Over \$220,000 (land size 251m²)

Unit 3: Offers Over \$220,000 (land size 248m²)(UNDER CONTRACT)

These three rendered 2010 built units would make the perfect addition to your investment or Super portfolio, all being currently tenanted for immediate cash flow. With terrific elevated water views of the Derwent River and suburb, you can buy one, two or all three!

Much bigger than they appear and all units providing level ramp access, the simple yet very functional design provides extremely spacious open plan living at its best with a huge lounge and dining area, which can fit the largest lounge suite.

Contemporary throughout, modern full size kitchens have ample bench and cupboard space, stainless steel appliances and a pantry. There are two double bedrooms both with built-in robes, the master with access to the two-way bathroom.

Through the lounge sliding doors, timber decks provide access to the large grassed back yards, which are fully fenced so children can play securely. There is also a massive amount of walk-in storage under the units which are double storey at the rear. As a bonus, the two conjoined units have carports at each end while the villa unit has a car space and additional visitor parking out the front.

Located at the end of a cul de sac in a newer subdivision, all surrounding properties are more recently built. There is a local grocer and takeaway shop plus the school is just a short walk away as is the bus stop. The journey time is a quick 10 minute or less commute to the Shoreline Shopping Centre or the Rosny CBD, and only a 20 minute ride (approximately) to the Hobart CBD.

In this hot market, don't procrastinate and make an offer now!

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