







UNDER OFFER - HOME OPEN CANCELLED

3 1 1 290m2

Situated in this prime location you will find this 3 bedroom, 1 bathroom standalone home tucked away in a quiet cul-de-sac. Perfect for the savvy investor looking for a solid opportunity, first home buyers or down sizers seeking a low maintenance lifestyle.

This home has lovely, easy-care appeal with pavers all around, low maintenance gardens and artificial grass to the front of the property, it is easily maintained making it the investors or owner's dream.

Inside you will see a very tidily presented home with a large, light and bright lounge leading through to the kitchen and meals area. The kitchen has plenty of cupboard space, pantry and gas hotplates.

Three nicely sized bedroom, evaporative air-conditioning to property, well-appointed bathroom with separate shower and bath plus separate toilet and laundry.

Plenty are parking available.

As for the lifestyle, you will live - and love as this property is surrounded by picturesque lakes and lush parklands which are only walking distance away. With Nethercott St Reserve just around the corner, the City just 20 minutes away, a quick walk to Huntingdale Primary School and close proximity to Thornlie Train Station, Gosnells Golf Course and Maddington Central Shopping Centre, the domestic and international airports are 15 minutes away.

ARE YOU AN INVESTOR:

Price	SOLD for $450,000
Property Type	Residential
Property ID	315
Land Area	290 m2
Floor Area	111 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

The property is currently tenanted to tenants on a fixed term tenancy to August 2024 for a weekly rent of $440.00 per week.

Current market rent is $545.00 per week.

Gross annual yield for this property is 5.64% with a purchase price of $405,000. Current market rent will see a rental yield increase to 6.99%.

Kirsty Styles is also a Licensed REIWA Accredited Property Manager and also manages this property for the current owners. Bricks & Mortar Real Estate provides end to end Property Management services with no outsourcing, all services inhouse and with one point of contact.

Water Rates - $910.00 yearly approx.

Please contact Kirsty Styles on 0438 188 011 or kirsty@bricksmortar.net.au for more information.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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