



**SOLD**

## GREAT INVESTMENT WITH EXCELLENT YIELDS

Property Description:  
3 BEDS 2 BATHS FAMILY HOME.

This home is well presented and in excellent condition, easy maintenance and low strata fees and the current tenant has renewed his long lease from \$330 to \$380 PW until December 22. The current tenant wishes to continue the lease on long term. This tenant has been rated as the most ideal tenant any property investor would desire (as described by the property Manager). In spite of recent interest rate rises, this is still definitely a positively geared property and is in great demand as it has excellent potential for achieving greater yields as an investor. This can be an excellent addition to your property investment portfolio.

This is a well maintained 3 Bed 2 Bathrooms Family Home situated on a 252m<sup>2</sup> block with only few minutes' walk to the Seaforth Railway Station across with new rail links to be connected by METRONET. With the removal of old level crossings, new under passes are operational. Major schools and shops close by. Easy access to Tonkin Hwy and Albany Highway and a few km from the Gosnells Town Centre.

### FEATURES INCLUDE

Master Bedroom with large build in robes, Ensuite/ Bathroom.

Two good sized additional Bedrooms with build in robes.

Open Plan Living with lounge, Dining and spacious kitchen with gas cooking and breakfast bar.

Reverse cycle air-conditioning and additional gas bayonet for heating purpose.

Low maintenance paved outdoor entertaining, Lock up garage, security screens and doors with alarm system installed.

Separate Storage room. Well maintained peaceful and quiet strata complex.

Strata Fees - \$147.40 per quarter

Council Rates- \$380 per quarter

Water Rates- \$144.85 every 2 months.

Don't miss this opportunity to secure this property.

CALL ERIC FERNANDES on 0421074963 FOR VIEWING

3 BED | 2 BATH | 1 CAR

PRICE:  
\$290,000

OPEN FOR INSPECTION:  
N/A



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FLOOR 1

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.