



# FOR SALE

## GREAT FAMILY HOME OR IDEAL INVESTMENT

3 BEDS 2 BATHS FAMILY HOME.

This home is well presented and in excellent condition, easy maintenance and low strata fees which is currently tenanted at \$ 350 PW until 25th June 22. The current tenant with family wishes to continue the lease for the new investor on long term and has agreed to lease the property for HIGH \$300 per week on renewal.

In spite of recent interest rate change this is 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 252m2 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 being built. 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 covered PATIO 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:

FROM \$ 279,000

### OPEN FOR INSPECTION:

N/A



**Eric Fernandes**

**0421074963**

[ericfernandes@atrealty.com.au](mailto:ericfernandes@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)