



SOLD

SOLD - 'OFFERS OVER \$1,155,000. INVESTORS NIRVANA ... TRIPLEX IN WILSONTON SHOPPING PRECINCT. SUPER 5.5+% GROSS YIELD. AAA+ LOCATION.

Too LATE ... it's Gone!
Many disappointed Buyers ... More LISTINGS Wanted.

Another one SOLD by Ian O'Donnell * 0409 348 238

Three brilliant Investment Homes in-one-line. 1,012sqm allotment. NO Body Corporate fees. Better than Superannuation ... OR, heaven forbid, money in the bank?! Brilliant income producing property opposite sprawling Wilsonton Shopping precinct. A 'blended' complex – The original home on a quarter acre allotment – recently fully renovated – PLUS two (2) recently constructed (2010), modern townhomes towards the rear.

Looking at 5.5+% gross yield with current gross annual income at \$66,560.
***The 'House' – Externally, aluminium cladding & insulated walls = low maintenance and thermally very comfortable PLUS a 12 x panel solar system - combination of both reduces electricity costs substantially (and both are very tenant friendly!).
Has three (3) bedrooms. Fully renovated kitchen with lots of cupboard space. Large Lounge, separate dining area and a large Sunroom. Sparkling polished timber floorboards. Reverse cycle air conditioning in living area PLUS Main bedroom. Security screens all round. Single garage & and extra parking out front of the home.
***The two 'TownHomes' – each have
Downstairs: - large open plan kitchen/dining/family room that spills to a large concrete, open patio with private neat privacy screen hedging. Reverse cycle air conditioning and a convenient powder room. A DOUBLE remote garage with internal access & roomy laundry. Upstairs: - three (3) built-in bedrooms – main with ensuite and walk-in robe PLUS a second media/lounge area PLUS a study nook. Also a separate main bathroom & separate toilet closet. Reverse cycle air conditioning upstairs as well. Security screens all round.
Unit 3 - also has a '6m x 3m demountable (with power) in the courtyard.

The complex overall and the investment homes have been extremely well maintained by both the

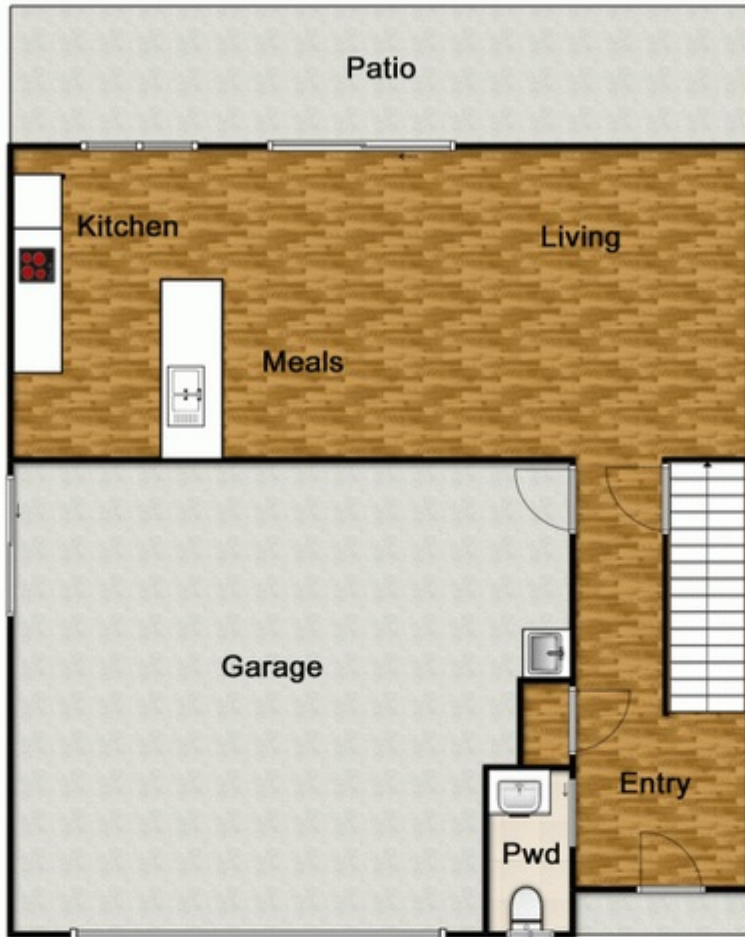
9 BED | 5 BATH | 6 CAR

PRICE:
\$1,200,000

OPEN FOR INSPECTION:
N/A

@realty

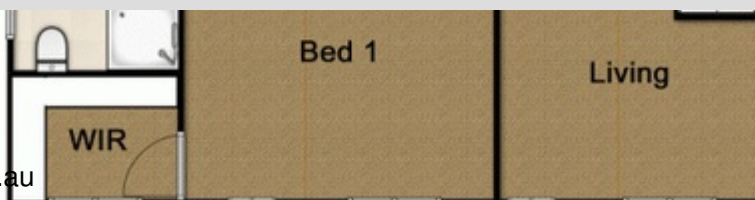
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Ground Floor



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.



First Floor

Unit 3, 52 Tara St, Wilsonton

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While all care has been taken, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.