

# 1/13 Parkhill Way, Wilson, WA 6107

 buymyplace

## House For Sale

Wednesday, 7 February 2024

1/13 Parkhill Way, Wilson, WA 6107

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 405 m<sup>2</sup>

Type: House



buymy place

1300289697

**\$699,000**

Phone Enquiry ID: 226141 This is a modern designed brick and tile 6 bedroom 4 bathroom house built approximately 2010. It is on a strata-titled lot of 405m<sup>2</sup> with a 215m<sup>2</sup> house plan. This is an exceptional cash flow-positive investment. The 6 bedroom 4 bathroom property in Wilson is close to Curtin University (1.9km) the airport 12km (for fly-out workers) and Perth CBD 11km. It is specifically designed for shared accommodation and rooms are rented individually. Currently easily managed by owners or there is a local agency that will rent by the room. Due to its proximity to the Perth CBD sustained capital growth would be expected. The property has a 98% occupancy and new tenants are always available. Currently rented per room between \$210 and \$235 plus \$25 expenses per tenant which easily covers water consumption, gas, power, and internet services. Total income including expenses fee from tenant's PA is approximately \$74,880. Council rates \$2200, water rates \$1,374. There are no strata fees. The rooms are rented on individual boarder/ lodger agreements with a one-day termination clause if needed, therefore easily removing any problem tenants. Two houses were constructed on the original block with a common wall and subsequently strata titled.