

**1/46 Moran Street, Boulder, WA 6432**

**Unit For Sale**

Friday, 14 June 2024

1/46 Moran Street, Boulder, WA 6432

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 114 m2**

**Type: Unit**



Robert Gilmore  
0890210339

**\$172,000**

Invest in this modern one-bedroom unit offering an exceptional 10.5% gross return. Perfectly positioned for maximum rental demand, this property promises consistent income and strong capital growth potential. Situated close to Boulder CBD, only a short walk to Burt Street, cafés, shops, hotels. Don't miss this rare opportunity to secure a high-yield asset with modern amenities and excellent tenant appeal. Act now and capitalize on this lucrative investment!

1 good sized bedroom with wardrobe  
1 bathroom with laundry  
Open plan living  
Bright and airy Kitchen  
Furnished  
Gas HWS and gas heater  
Personal off street parking bay  
A courtyard for your outdoor entertaining  
Leased until 23rd February 2025 at \$350.00 per week  
Strata: \$463.45 per quarter  
Council Rates: \$1,965.04  
Water Rates: \$285.00 approx.