

1/74 Moran Street, Boulder, WA 6432

Unit For Sale

Friday, 5 April 2024

1/74 Moran Street, Boulder, WA 6432

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 237 m2

Type: Unit



Iris Haynes
0420471461



Shack Evans
0890801900

\$270,000

This prime investment opportunity is a gem for astute investors, offering a high rental yield of over 9% without the burden of strata fees. This brick veneer home presents an ideal living space for tenants or first home buyers, featuring:-
3 Spacious bedrooms with walk-in/built in robes-
2 Bathrooms, including an ensuite and a family bathroom-
An open-plan living area-
Heating via a gas bayonet-
Evaporative air-conditioning for comfortable cooling
Situating in a cozy complex at the quieter end of Moran Street, below the sporting field, this property stands out with:-
No strata fees-
A private yard surrounded by a durable brick/colourbond fence -
A handy garden shed-
A manageable lot size of 237m² (approx.)
This property checks all the boxes for a desirable investment, with its appealing presentation and livability. It is currently leased at \$500 per week until April 2024, promising immediate returns on your investment. It is available with vacant possession and home owners can move in at settlement.
To explore this smart investment or step into home ownership further, contact Iris Haynes on 0420 471 461 to schedule a private viewing. Council rates: \$2,089.17pa
Water rates: \$275.72pa