

# 11 Avocet Brace, South Hedland, WA 6722

## Sold House

Thursday, 11 January 2024

11 Avocet Brace, South Hedland, WA 6722

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 3

**Area:** 540 m2

**Type:** House



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**\$655,000**

Welcome to 11 Avocet Brace, South Hedland! We are happy to present to you this 2009, modern and spacious 4-bedroom, 2-bathroom home! This beautiful home includes an open living/kitchen area with plenty of bench space, lots of storage and a gas top stove. Tiles throughout including the bedrooms for easy maintenance for your tenants, each spacious bedroom includes large built-in wardrobes, split aircon throughout as well as ceiling fans and down lights. The property includes 2 large bathrooms as well as an extra powder room, large laundry with a spacious built-in wardrobe for storage. The property is located on a block size of 540m<sup>2</sup>, providing an open undercover patio with a ceiling fan for those hot days, also including a grassed area, as well as under cover parking situated at the front of the home. Current corporate tenants in place at \$1,600 per week, due to expire October 2024. Special features: 4 bedrooms, 2 bathrooms. Block size of 540m<sup>2</sup>. Bonus - Handy additional separate fully equipped toilet and basin facility, Spacious open plan living areas, Shady Patio UMR with fan, opens onto a fabulous lawn and garden area. Security / cyclone screens all round, Additional parking for a boat or trailer, Leased at \$1,600-per week to CORPORATE TENANTS. ROI AT APPROXIMATELY 12%. Shire rates: \$2,845.96 PA. Water rates: approx. \$1,525.99 PA. No strata included. BE QUICK, homes of this standard with quality tenants are hard to lock in. Blink and you'll miss it!!! Contact Katrina today! [katrina@propshop.com.au](mailto:katrina@propshop.com.au) 0400 993 200. Disclaimer: Disclaimer