

13/30 Dugong Close, Exmouth, WA 6707

House For Sale

Friday, 31 May 2024



13/30 Dugong Close, Exmouth, WA 6707

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



John De Leo

0894884111

From \$599k

Welcome to this modern & functional home in the ever popular and sought after Village Quays complex, located in the heart of the Exmouth Marina. This well presented and low maintenance property is the perfect investment opportunity for those astute investors seeking an exceptional rental return or owner occupiers wanting to live in this vibrant community. Currently into a 4th year of a corporate lease and achieving rent of \$875pw, this one makes great sense (and dollars) to include in your portfolio. The current lease is fixed until Feb 2025 with a further extension likely. With an annual rent of \$45,500, less 20-25% for outgoings (figures based on owner information), resulting in a nett return of circa 6%pa, this one won't hang around long. Features include 2 good size bedrooms with ceiling fans and built in robes, ensuite and large wheelchair friendly 2nd bathroom, air conditioning throughout, spacious open plan lounge, kitchen and dining. The property comes fully furnished and equipped including a washer and dryer, dishwasher, linen, electrical goods and quality furniture. Outdoors there is an alfresco entertaining area under the main roof, lockable storeroom, artificial turf area, automatic reticulation to front and back, attached single carport and separate car/boat bay, bushland and sunset views to the rear are also a bonus. Completed in early 2013 and constructed to cyclone specifications, this property has been very stylishly finished and has strong potential for ongoing rental and capital growth given the high demand for properties in Exmouth. Renowned for its whale shark, great fishing & world class beaches, Exmouth really is the perfect place to embrace the coastal lifestyle. The town centre is located only 3km away and has great diversity with a mix of commercial outlets such as coffee shops, renowned bakery, fashion boutiques, restaurants, supermarkets and two micro breweries to name a few. Dugong Close is situated in the prestigious Marina precinct, near to the boat ramp and the 4.5 star Mantaray Ningaloo Resort. If you love the water and can see yourself living the canal lifestyle, then this property which is in good condition both internal and external, will not disappoint. Contact exclusive listing agent, John De Leo, Force Real Estate on 0407 472 155, for more information or to book an inspection. Features Include: 2 bedrooms - built in robes 2 bathrooms - 2 toilets Lounge room Kitchen Dining area Fridge & dishwasher Air conditioning - 3 split systems Ceilings fans Rear alfresco area Portable BBQ & table with 6 chairs Artificial lawn section Easy care & well maintained gardens Lockable storeroom (approx 4sqm) Single carport and separate bay for car/boat Automatic reticulation Gas instant hot water system Outgoings: Council Rates: \$3096 per annum Water Rates: \$993 per annum Strata Fees: \$360 per quarter Rental Info: Current Rent: \$875pw (\$45,500 per annum) Lease: Fixed to Feb 2025 - corporate company 4th year Nett return: approx. 6%pa Short stay holiday accommodation possible on application & approval Other Info: Built: 2013 - fibro/iron construction Strata lot size: 227sqm Internal size: approx. 85sqm