

# 13 Baltic Ridge, Yakamia, WA 6330



## Sold House

Tuesday, 23 January 2024

13 Baltic Ridge, Yakamia, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 666 m2**

**Type: House**



Anne Marie Palfrey

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**\$655,000**

Presenting a significant investment opportunity, with plenty of perks including an assured rental income for the term of the lease regardless of whether the property is tenanted or vacant during that lease term. The Long Term tenant who leases this quality-established and maintained property from the current owner at a solid \$520 per week through its tenancy program. The tenant pays the owner the rent monthly in advance and sublets the property to select employees. The existing lease expires on 07/03/2025. Other key benefits include no leasing fee costs to the owner and no fear of bad debt or non-payment from tenants. Whether looking to invest now and move in down the track, this property has wide owner-occupier and rental appeal. It offers a strategic location opposite lush bush reserve with a great playground, and is an easy walk from schools, shops, sports venues, bus stops and more. Spacious and in-vogue, the delightful home stands on a level, neat low-upkeep lot, with side gated caravan access to a double workshop and private backyard. The front deck and the master suite, with spacious walk-in robe and ensuite, provide quiet spots to relax and enjoy the view. The entry also flows to double garage access and a walk-in linen press. The fashionable sunlit living, dining and kitchen zone flows to a superb dual access media room and alfresco. Beyond is a great wing for the kids, with robes in two of the bedrooms near the mod laundry and stylish bathroom, with luxe bath. Act now. For more detailed information or to arrange a private viewing even if over the Christmas and New Year holiday period please contact Anne Palfrey on 0427 418 449