

# 14 Trotman Avenue, Newman, WA 6753



## Sold House

Monday, 18 March 2024

14 Trotman Avenue, Newman, WA 6753

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 688 m2**

**Type: House**



Dave Rowe  
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**\$340,000**

Location, Location and Location The old famous catch cry in real estate is location, location, location and you can assured this property has one of the best!! Situated right in the center of Newman this property is literally only a 300 meter walk to the center of town, 150 meters from the Newman Hotel, 300 meters from the Newman Primary School and 400 meters to the Newman Aquatic Centre! This is just one of the reasons this well maintained has a solid rental history and is always a popular choice for any tenant looking for a property in this CBD location and has a current lease in place with a strong corporate tenant till April 2024 at \$650 p/w with the tenant keen to stay on past this date. Not only is this property in an amazing location it is also zoned R15/R40 meaning there is potential future development opportunities with this property, subject to Shire of East Pilbara approvals\* The property itself is a rock solid 3 bedroom 1 bathroom home with all the hard work done including brand new kitchen installed in 2022, recently painted, recently installed wood look vinyl flooring and a new roof! The property offers spacious living areas, large piratical kitchen with stainless steel appliances including induction cooktop, spacious bedrooms all with built in robes and an excellent bathroom with oversized shower. Outside is just as impressive with a very large under cover patio area, raised garden beds, single car port, under main roof storage room and very easy side access would be available if required. Further features include: 3 Bedroom 1 Bathroom Spacious open plan living and dining New stunning kitchen in 2022 with stainless steel appliances Large bedrooms all with built in robes Recently painted with new vinyl plan wood flooring and light fittings Split system air conditioning throughout Large yard with uncover patio area Plenty of parking and side access would be available New colourbond roof already installed R15/R40 zoned for potential future development Now is the time to secure these CBD properties that offer outstanding locations with the added bonus of future development potential when the time is right. For further information and inspections contact Dave Rowe on 0400 313 566.\* Please speak direct with the Shire of East Pilbara to complete your own investigations into any future development / sub-division potential. Disclaimer: Crawford Realty makes every effort to ensure the information provided on this property is deemed to be correct at the time of publishing. Any referenced return on investment is a gross return and is approximate. Prospective buyers should view the property before making their decision.