

**15A Garnett Place, Balga, WA 6061**



**Sold House**

Monday, 4 September 2023

15A Garnett Place, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$400,000**

Under Offer Investors, listen up! This is your opportunity to secure an affordable investment with a high rental yield locked in! This low-maintenance gem features modern open plan living, bright bedrooms, and no gardens to worry about. Tenanted until March 2024 at \$470 per week, this is truly a set-and-forget investment opportunity that has the potential to pay for itself. Features you'll love:- Modern open-plan living- Ducted evaporative air-conditioning- Low maintenance inside and out- Secure double lock-up garage- Plenty of storage in the kitchen- Security screens on all windows and doors. The Location:- Just 150m to the local park (Barry Britton Reserve)- 400m to Warriapendi Primary School- 500m to North Metropolitan Tafe- Approx. 2 minute drive to local shops (1km)- Approx. 20 minutes from Perth CBD. The figures:- 6-7% rental yield- Rented at \$470 per week- Tenanted until 4th March 2024- Water Rates: \$943.31- Council Rates: \$1489.55