

**15B Constellation Drive, Australind, WA 6233**



**House For Sale**

Friday, 14 June 2024

15B Constellation Drive, Australind, WA 6233

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 267 m2**

**Type: House**



Steve Germon  
0417950949

## Offers Over \$499,000

The ultimate property for superior convenience! Seriously! No more worrying about finding a carpark when you're doing your grocery shopping, as your car will still be tucked away in the secure double garage as you stroll over to the shops. The options are aplenty with a few likely scenarios listed below, which you can tailor to your wants and needs. There is a current lease in place until March 2025 at \$480 per week, with the next rent review due in September 2024.

- Investor! Whether you are looking to start or add to your property portfolio, what an opportunity to invest with this one. The current demand to lease a low maintenance property in this prime location is off the charts and with the current lease agreement in place, there's no downtime on the rental return. It's all bundled up, packaged and ready to go!
- Downsizer! Looking for the ultimate low maintenance, lock up & leave. The current lease will allow the necessary time to plan for the near future – line your ducks in a row, benefit from the current rental return while you sort the plan with your current property.
- First home buyer! This price point in this location is very hard to come by. Your opportunity to set yourself up for the future, lock it away now and when the time comes, you can either reside in your new first home or continue the investment journey. You'll thank yourself later.

Key features Include:

- Main bedroom complete with a private ensuite, double slider built-in robe & ceiling fan
- 2x minor bedrooms, both with built in robes
- Open plan kitchen, dining & living area with high raked ceilings giving a great sense of openness & space
- The kitchen offers a large island stone benchtop, 900mm stainless steel gas stove top & oven with rangehood over, built in pantry & fridge recess
- Great outdoor courtyard
- Oversized double lockup garage with automatic roller door & private access through to the courtyard

For more information or to arrange a private inspection, call or text Steve Germon on 0417 950 949!

Council Rates - \$2,387.28  
Water Rates - \$1,232.57