

# 16/7 Britannia Place, South Kalgoorlie, WA 6430

## Sold Unit

Wednesday, 29 November 2023

16/7 Britannia Place, South Kalgoorlie, WA 6430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 484 m<sup>2</sup>**

**Type: Unit**



Iris Haynes

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**\$235,000**

Invest or Nest in the Goldfields of Western- Australia. We are currently having a high supply of job opportunities in our globally significant mining industry, supported by our vast mineral base of gold, nickel, lithium and iron ore. However, we are having a tight supply of accommodation and slow restocking of new properties. With only 1-2% vacancy rate now is a great time to invest or buy your own place. Here is an ideal option:

- 3-Bedroom brick and tile unit
- Updated kitchen
- Neat bathroom
- Updated flooring
- Lounge with high ceiling
- Laundry
- Fully enclosed yard
- Single carport
- Neat back yard
- Hardstand for trailer
- Own water meter onsite

Move in and pay yourself by paying off your own mortgage while working and living in Kalgoorlie-Boulder. If you are looking to start or add to your investment portfolio, then below will be of interest to you:

- Currently leased at \$450.00 per week
- Rates \$1,932.17 per year
- Strata fees \$2,510.60 per year
- Water connection rates 270.00 per year

The benefits of the strata fees are that it will pay for the building insurance and servicing the front garden and all common garden areas as well as some general repairs. If you are thinking, that is for me get in contact with Iris Haynes 0420 471 461 to arrange a viewing in person or via video. Council rates: \$1,932.17 pa Water rates: \$270.00 pa