

17 Elderflower Street, Treeby, WA 6164

GUSTO REALTY

Sold House

Monday, 25 September 2023

17 Elderflower Street, Treeby, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House

\$710,000

Built for Investment! 2 rentals in one property! Featuring a sought-after location, the Calleya Estate in Treeby! This house is built with investment return in mind. Built on a 400 sqm block located near the parklands and playground, this 4 x 2 house has been cleverly built to facilitate 2 rental tenancies. This property is located within 25 km of Perth City and only a short drive to Cockburn Gateway Shopping Center, Cockburn Train Station, and the Cockburn ARC. Other amenities include a sporting field, junior BMX track, barbeque facilities, and children's playground. With an upcoming IGA and a medical clinic, Calleya Estate has so much convenience. With easy access to the Kwinana Freeway and ROE Highway, traveling around Perth is made easy. Why buy and invest in Treeby? - Capital growth - Rental income - Location, Location, Location You can also buy to live on one side and rent out the other side! Tenancy A – Number 17 - 2 bedroom x 1 bathroom - 2 x wall-mounted reverse-cycle aircon - Induction stove top and oven - High ceilings throughout - Low maintenance front & backyard - Entrance from the front door - Alarm system - Separate power meter Tenancy B – Number 17A - 2 bedroom x 1 bathroom - 2 x wall-mounted reverse-cycle aircon - Induction stove top and oven - High ceilings throughout - Entrance from the side through the garage - Alarm system - Separate power meter Both Tenants are long-term and are very good tenants that keep the place clean. Tenancies are managed by a property manager that has good relationships with the tenants. 1. \$450.00 per week 2. \$400.00 per week 3. Total rental: \$850.00 per week The average rental for a 4 x 2 in Treeby is \$680 - \$750 per week. Don't wait, buy now and reap the immediate benefits with existing rental income. Council Rate: \$2,101.82 FY23/24 Water Rate: Approximate \$1285.00 FY 23/24 An inspection of this home will not disappoint you. Please contact Benedict Soh, 0424 888 073 to secure the house now. Don't wait, buy now and reap the immediate benefits with existing rental income. An inspection of this property will not disappoint you. Please contact Benedict Soh, 0424 888 073 to secure the property now. *Information Disclaimer: This information is solely for advertising and marketing purposes only. At the point of preparing the advertisement, it is believed to be accurate. Interested parties must undertake independent enquiries and investigations in any details herein that are true and correct. Information and figures may be subjected to changes without prior notice. Any images of the interior of the house shown are for illustration purposes only to provide an indication of the dimensions and layout of rooms. Finishings and fittings shown in the picture are not necessarily included in the price advertised.