

**17 Saunton Way, Ridgewood, WA, 6030**

**Sold House**

Tuesday, 25 April 2023



**Raine & Horne**  
Cannington /  
NRAS

17 Saunton Way, Ridgewood, WA, 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## WHEN OPPORTUNITY KNOCKS!!!

This property is bigger than you think!! and there are (AND NO STRATA FEES)

Its PERFECT for First Home Buyer's, Small - Mid Size Families or Investors who are looking to capitalise on the current rental boom in Perth.

•••• For investors - The Property is NRAS approved ( Please read below for more information. ••••

The property is minutes to local shops, parks, schools, beaches and with easy access to freeway. The location is perfect for and well suited to FIFO workers, retirees, investors, single, couples and professional,

If you are looking to downsize into a low maintenance home with easy care gardens, split a/c to living area and high ceilings, then this home would suit a first time buyers and investors alike.

Some of the features include:

- Master bedroom, with Split System Air, carpet, BIR and ensuite.
- Bedroom 2 & 3 carpet and BIR.
- Family bathroom.
- Open plan dining/living area.
- Good size kitchen with breakfast bar, pantry, double sink, oven and 900mm cook top & rangehood.
- Laundry/scullery to rear, washing machine recess, bench space and cupboards, separate WC.
- Neutral tones throughout
- Low maintenance front entrance.
- Large courtyards.
- Double carport.
- Gas HWS.
- 255 sqm.

Got kids no problems, It's an easy walk to St. Francis of Assisi Catholic Primary School, Irene McCormack Catholic College or Butler College,

TO ARRANGE A VIEWING PLEASE TEXT WILL.TRAINER ON 0414 934 693

OR SEND ME AN EMAIL AT [will.trainer@nras.rh.com.au](mailto:will.trainer@nras.rh.com.au).

\*\*\*\*\* (The property is NRAS Approved)\*\*\*\*\*

- For investors - The rental income generated from this property is currently \$11,376.42 TAX FREE from NRAS and \$13,395.2 from the tenants rent, For a combined Gross rental return of \$24,771.62

This property is currently NRAS approved and has (4) four more years to run providing investor an additional TAX FREE income until NRAS stops - in (29/06/2026) The current rent being paid is \$257.60 and the lease finished on the 07/03/2023