

# 18 Huxtable Crescent, South Hedland, WA 6722



## House For Sale

Friday, 3 November 2023

18 Huxtable Crescent, South Hedland, WA 6722

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 484 m2**

**Type: House**



Bruce Bailey  
0891172100

**\$650,000.00**

INVESTORS This property has everything you want in an investment. Secure long term Government Tenant who has been in the property since March 2014 and the current lease is through to March 2025 with a further 12 month option. Currently bringing in \$1,250.00 P/W which equates to a solid 10% ROI. This property is a 2011 build which means low maintenance and is located in a desired location amongst modern built homes close to the town centre. This executive 4 bedroom 2 bathroom house will remain very appealing to tenants. This is the ideal investment opportunity! Featuring 4 spacious bedrooms, main with walk-in robe & ensuite. Separate Lounge Room and also with a spacious Kitchen/Dining/Family area leading out to an undercover Alfresco overlooking the back yard. Good parking here with a large Double Carport and extra parking for the boat or caravan. Further Property Features:- 2011 4X2 Executive Colourbond Home- Secure Government Lease Until 27/03/2025 With Further 12 Month Option- \$1,250.00 P/W With Annual Market Rent Reviews- Solid 10% ROI- Spacious Modern Kitchen/Dining/Family With Breakfast Bar- Modern Main Bathroom and Ensuite- Modern Laundry / Plenty of Storage - Outdoor Entertaining Area Overlooking Your Back Yard- Ideal Investment Opportunity Don't delay in expressing your interest in this one, contact Bruce today Disclaimer: Crawford Realty makes every effort to ensure the information provided on this property is deemed to be correct at the time of publishing. Any referenced return on investment is a gross return and is approximate. Prospective buyers should view the property before making their decision.