

19 Morgan Loop, Boulder, WA 6432

Sold House

Wednesday, 17 April 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 774 m2

Type: House



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0420471461

\$289,000

If you are after an excellent first home to get your foot into the property market, here is one for you! This brick 3 bedroom, 1 bathroom home is not just a place to live it's a smart investment in your future. As you step through the door, you're greeted by a living space that feels immediately like home, complete with a brand new fireplace installed in 2023. Also, with a new air conditioning unit installed in February 2023, this home ensures comfort throughout the seasons, making it a perfect step into homeownership. Highlights of the home: - 3 Bedrooms, main with a walk in robe - 1 Bathroom (semi ensuite) with renovated shower - Freshly painted throughout - New tile fireplace (installed 2023) - New air conditioner unit (installed 2023) - 774m² Block (approx.) - Garden Shed - Side access into the backyard This property also is a smart investment for all savvy investors, this home has a rental appraisal of around \$480- \$500 per week, making it an attractive option for those looking to get a head on their investment portfolio. Investment key figures: - Rental appraisal of \$480- \$500 per week - Over 8% gross rental yield - Council rates of \$2,029.23pa - Water rates of \$275.72pa Don't miss this opportunity to step into a home that grows with you, schedule your viewing with Iris Haynes on 0420 471 461 now! Council rates: \$2,029.23pa Water rates: \$275.72pa