

# 2/14 Guy Street, Broome, WA 6725



## Townhouse For Sale

Friday, 17 May 2024

2/14 Guy Street, Broome, WA 6725

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 112 m2**

**Type: Townhouse**



Phil Oakden  
0891921677

**\$485,000**

Welcome to 2/14 Guy Street, Broome! This charming 3-bedroom, 1.5 bathroom house is now available for sale. With its convenient location and desirable features, this property is perfect for those seeking a comfortable and convenient lifestyle. Drive through the electronic security gates to this private and well-sought-after compound. As you step inside the standalone Townhouse located at the center of the development of 6 Townhouses, you'll be greeted by a spacious and inviting living area, perfect for hosting family and friends. The open floor plan seamlessly connects the living area to the kitchen, dining space and outdoor verandah, creating a warm and welcoming atmosphere. The kitchen is well-appointed with modern appliances, ample storage space, even a mini breakfast bar, making meal preparation a breeze. Upstairs, there are three generously sized bedrooms (one with a balcony, another with a walk-in robe) which offer plenty of space for relaxation and privacy. The bathroom is stylishly designed with a double vanity and a separate shower. This property also boasts a single lockup garage, ensuring secure parking for your vehicle and / or additional storage space. and finally, the fully fenced, low-maintenance yard allows for easy upkeep, giving you more time to enjoy the beautiful surroundings along with a downstairs laundry and guest Toilet. Situated in the heart of old-Broome, this Townhouse is a short stroll to a range of amenities from weekend Markets, nearby parks, schools, local shops, the RSL & Bowls Club and the town's Civic Center. The stunning Town Beach is also just an easy walk away, allowing you to indulge in the ultimate Broome lifestyle. With a price guide of \$485,000, this property presents an excellent opportunity for first-time buyers or savvy investors looking to expand their property portfolio. The Townhouse is currently leased to a private individual until the end Jan 2025 @ \$700/week offering amazing security AND a great return! Don't miss out on the chance to make this house your dream property and contact Phil today on 0427735419 to arrange a private inspection and secure this fantastic property for yourself. Don't wait, as opportunities like this are rare! and get snapped up super quickly! Shire Rates : 2024 - Approx \$2821 / annum Water Rates : 2024 - Approx 305/bi-monthly Strata Fees : \$1750/ Qtr. Built - 2008