

2/20 Evans Street, Boulder, WA 6432

Unit For Sale

Thursday, 9 May 2024

2/20 Evans Street, Boulder, WA 6432

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 120 m2

Type: Unit



Iris Haynes
0420471461

\$325,000

This 3-bedroom, 1-bathroom brick unit will appeal If you are looking for a first home, secure base in Kalgoorlie or strong investment option. Ideally located in neat small complex without strata fees. This unit is ideal for a lock and leave lifestyle. Key features:

- 3 Bedrooms all with built in robes
- Freshly painted
- New carpets
- 1 Modern Bathroom (just fully renovated)
- Kitchen with lots of bench space and walk in pantry
- Single carport
- Security mesh to the front and back door
- Lockable gate to low maintenance rear courtyard
- Small lawn to front area

This unit is an investor's delight, with a current rental appraisal of \$550 - \$600 per week, enjoy a lucrative yield with no strata fees. The important investment figures:

- Rental appraisal \$550 to \$600 per week
- Council rates: \$2,059.21 pa
- Water rates: \$275.72pa
- No strata fee

Whether you seek a peaceful home or a savvy investment, this unity is your ideal choice. ACT FAST! Your first home or high-yield investment is just a step away. Contact Iris Haynes on 0420 471 461 to arrange your inspection today. Council rates: \$2,014.26 pa Water rates: \$275.72pa