

2/32 Shotover Place, South Kalgoorlie, WA 6430

Unit For Sale

Tuesday, 12 December 2023

2/32 Shotover Place, South Kalgoorlie, WA 6430

Bedrooms: 1

Bathrooms: 1

Area: 66 m2

Type: Unit



Iris Haynes

0420471461

165,000

Perfect for starting or adding to your investment portfolio. Kalgoorlie-Boulder is a thriving mining town with Gold, Nickel and Lithium (rare earth) supply however it also has a good Tourism Industry. With very low rental vacancy it offers a tidy rental return. Unit 2 has 52m² (approx.) of internal living space and on a 66m² lot (approx.) making it an ideal low maintenance place for the busy employee. This property consists of:

- 1 Bedroom with walk in robe
- Open plan living/dining and kitchen
- Partly furnished incl; fridge
- Communal laundry
- Brick/Veneer home with iron roof
- Easy to maintain, secure yard
- Gated complex, with secure carpark
- One allocated carpark

The important investor figures:

- Current rent is \$335.00 per week
- Same tenant since June 2020
- Strata fees \$1,659.60 per year
- Council rates \$1,940.00 per year
- Water rates \$270.00 per year

Call Iris Haynes 0420 471 461 or Kayla 0427 152 913 today to arrange an inspection, if you prefer, we can also do video inspection for out-of-town investors. Council rates \$1,964.00 pa Water rates \$275.72 pa Strata fees \$1,659.60 Pa