

2/6 Rule Court, Somerville, WA 6430

Professionals

Sold Unit

Thursday, 5 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 103 m2

Type: Unit



Team Platinum
0890809200



Larissa Todd
0890809200

\$317,500

Modern unit within a gated complex can be a smart financial decision, especially when the property offers a high rental yield like 8.42%. This brick and iron unit is close to Oasis, O'Connor IGA and schools. It's features are: • 3 bedrooms - built in robes to both minor rooms & walk into main • 2 bathrooms • Laundry included in main bathroom • Open Living / Dining area • Natural gas (instantaneous hot water system, cooktop & gas bayonet) • Low maintenance backyard • Patio • Garden Shed • Leased until November 2023 at \$600 per week • Council rates - \$2,450 approx pa • Strata levies - \$1,423.00 pa • Water rates - \$275.00 approx pa Investing in a gated complex property can be a lucrative long-term investment strategy. Call us today to arrange an inspection! **Conjunctionals Welcomed Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Perspective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.