

**2/7 Azamor Drive, Boulder, WA 6432**

Initiative

**Unit For Sale**

Friday, 10 May 2024

2/7 Azamor Drive, Boulder, WA 6432

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1124 m2**

**Type: Unit**



John Tran

0861544700

## From \$289K - \$309K

Discover the hidden gem at 2/7 Azamor Drive, nestled in the heart of Boulder's vibrant community. This well maintained 3-bedroom, 1-bathroom residence offers an inviting haven for both first-time buyers and astute investors. Beyond the interiors lies a private oasis, where a secure backyard offers endless possibilities for outdoor entertaining or peaceful retreats. With a generous land area of 483 sqm and potential for future expansion, this property presents a canvas for your imagination to flourish. The property features a spacious living area, a functional kitchen with plenty of storage space, and a single garage for secure parking. Constructed in 1993, this property has been lovingly cared for and is ready for its new owners to move in and make it their own. The price guide for this property is from \$289K - \$309K, making it an affordable option for those looking to enter the property market. Great rental Yield of of \$560pw. in the process of increasing up to \$590pw ~ 10% returns. Tenants looking to stay long term. Great investment in a booming town - Blue chip investment Features: • Brick & Iron Home • Well Appointed kitchen • Large open plan living • Secure back yard Don't miss out on this fantastic opportunity to own a piece of Boulder real estate. Contact John Tran on 0413 697 917 today for further inquiries. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.