

2 Thomson Street, Boulder, WA 6432

Sold House

Tuesday, 5 September 2023

2 Thomson Street, Boulder, WA 6432

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 451 m2

Type: House



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\$310,000

Perfect opportunity for anyone on a modest budget looking for a 4x2 home. Ideal if you are a first home buyer, upgrader or an investor, this property has a lot of offer. Let's have a closer look what to expect:

- 4 Bedrooms with either a walk in (main) or built in robes
- 2 Bathrooms
- Family with shower over bath
- Ensuite with double basin
- Air-conditioning and ceiling fans
- Modern kitchen with island bench
- Open plan living
- Laundry
- Covered outdoor entertainment area
- Secure yard
- 6m x 3m shed (approx.)
- Rain water tanks
- Natural gas connected
- 451m² Low maintenance block
- Built 2017 (approx.)

If you are looking for an investment this has the opportunity to get around 10% yield. The important investor figures:

- Council Rates \$2,377.56 pa
- Water Rates \$270.00 pa
- NO Strata Fees
- Rental appraisal of \$580.00 to \$600.00 per week

Contact Iris Haynes on 0420 471 461 to arrange an inspection. Council rates: \$2,377.56 p.a. Water rates: \$270.00 p.a.