

**221 Cogelup Way, Tom Price, WA 6751**



**Sold House**

Saturday, 2 September 2023

221 Cogelup Way, Tom Price, WA 6751

**Bedrooms: 9**

**Bathrooms: 4**

**Parkings: 6**

**Area: 1602 m2**

**Type: House**

**\$1,400,000**

3 SEPERATE HOUSES ALL ON THE ONE TITLE You really need to see this set up! It's an Investors' ideal investment property! The Big House as its affectionately referred to, is a modern 2 storey home that is currently on a fixed 2 year lease agreement at \$2000 per week. The corporate tenant has been a long term occupant of this property for over 10 years, and wishes to continue to use this as their primary place of residence in Tom Price. It consists of a very modern kitchen complete with commercial sized gas cooking appliances, red wood cabinetry, which leads on to the roomy open planned living and dining space. Down stairs are two spacious bedrooms, both fitted with split air conditioning, which are serviced by a spacious bathroom and laundry, which you can walk through, to get access to one of the side verandah areas. Access from the downstairs living area takes you straight out to shady wrap around verandahs, a HUGE lock up workshop and the under cover parking spaces. Furthermore, the rear area of this house block, is also accessible from two separate double access gates from the two road side areas. Upstairs is the location of a very light and bright adult retreat living space, complete with a lovely walk out balcony, which offers sweeping views of the nearby hills of Tom Price. The retreat is serviced by a full sized ensuite bathroom and a large BIR. House 2 and House 3, which are separately accessed from another street and have their own separate driveways. Perfectly designed to meet the accommodation needs of extended family members, or better still, these can be used for staff accommodation requirements. Both House 2 and House 3 are modern looking and are made of colourbond construction, offering 3 bedrooms, an open plan kitchen and lounge area, one fully sized bathroom, one separate laundry and are individually fenced, providing extra privacy and security. House 2 is currently leased to a long term corporate tenant at \$1200.00 per week on a fixed lease which is due to expire on the 31st August 2023. House 3 is currently leased to a long term corporate tenant at \$1300.00 per week on a fixed lease which is due to expire on the 12th June 2023. In today's Tom Price rental market, where demand far outstrips supply, the Big House is attracting a rental income of \$2000 per week, this, combined with the two existing guaranteed rental incomes of \$2500 per week, meaning all houses on this one single lot, generates a rental income of over \$4500 per week, a staggering \$230,000+ PA. Shire Council Rates: \$5419.67 per year. Please note: these dwellings are cited on the local map as being situated at 220A, 220B and 220 Moonah Street TOM PRICE. CONTACT DOUG TODAY FOR ANY ENQUIRIES.