

**230 Cranwood Crescent, Viveash, WA 6056**



**House For Sale**

Tuesday, 7 May 2024

230 Cranwood Crescent, Viveash, WA 6056

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Janelle .

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**\$847,990**

Unlock the door to a life of comfort and prosperity with this exceptional house and land package tailored for investors seeking premium returns and long-term growth. Nestled in the tranquil suburb of Viveash, this property offers a unique blend of modern living, NDIS investment support, and the promise of an outstanding rental yield. **Key Features:** 4 Bedrooms: Spacious and well-appointed, each bedroom provides ample space for relaxation and privacy. 3 Bathrooms: Enjoy the convenience of multiple bathrooms, ensuring everyone's needs are met with ease. Study: Perfect for professionals or students seeking a quiet space to work or study from home. Double Garage: Secure parking for two vehicles, with additional space for storage or a workshop. Land Package: Embrace the beauty of the surrounding landscape, with ample outdoor space for recreation or relaxation. **Investment Highlights:** Rental Yield: Generate significant income with rental yields starting from \$65,000 per year, offering a robust return on investment. NDIS Investment Property: Take advantage of the growing demand for supported independent living properties, supported by the National Disability Insurance Scheme (NDIS). Growth Potential: Capitalize on the steady growth of Viveash and the broader Western Australia property market, securing your financial future. **Location Benefits:** Tranquil Setting: Escape the hustle and bustle of the city and enjoy the peace and serenity of Viveash's natural surroundings. Convenient Amenities: Discover a range of nearby amenities including shops, schools, parks, and public transport options, ensuring convenience for residents. Proximity to Perth: Benefit from easy access to Perth CBD and major employment hubs, enhancing the property's appeal to tenants. Don't miss this exclusive opportunity to invest in Viveash's premier property offering. Whether you're a seasoned investor or a newcomer to the market, this property promises exceptional returns and enduring value. Contact us today to secure your future with this outstanding investment opportunity! Call Janelle today on 0429114447 for more information **\*\*DISCLAIMER\*\***: Terms and conditions apply. Aura Homes is not the owner of the land. Aura Homes has permission from the developer/owner/agent of the land to advertise this House and Land ("H&L") package at the specified price. A separate H&L contract will be generated by Aura Homes and the relevant developer/owner/agent. At the time of listing, the price was current, and the land is still available for sale. The land price does not include transfer duty, settlement costs and any other fees associated with the settlement of the land. Block and building dimensions may vary from the illustration. Prices specified may vary and be subject to change once all site works plans are completed and the current market value of the land and other relevant costs are taken into consideration and Aura Homes and the owner of the land reserve the right to alter the home, land and site work prices. The elevation and imagery are for illustrative purposes only and the elevation is not included in the price of the building (unless specified). The illustrations will depict features not included as standard features for this building or not supplied by Aura Homes including but not limited to elevation features, landscaping features such as planter boxes, turf, letterbox, outdoor areas, retaining walls, water features, pergolas, screens, gates, fences, paving, decking, feature lighting, BBQs and outdoor kitchens. Any distances referenced have been calculated via Google Maps, and are provided as a guide only. BC104142