

29 Gawler Way, Calista, WA 6167



House For Sale

Wednesday, 17 April 2024

29 Gawler Way, Calista, WA 6167

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 693 m2

Type: House



Jade Shani

0401522584

From \$520,000

Please note this property is on a Fixed term lease ending 12/01/2025. This home is most suitable for investors or for owner occupancy after the 12th of January only. The Options: 1. Keep this high capital growth gem in your portfolio for years to come and benefit from the growth that has been taking off in the area. Wonderful tenants who have really made this property their home would LOVE to stay on long term. 2. Value add STC This home has a few extra features which could easily enable it to be transformed into a 4x2 adding tremendous value to it. The laundry room is HUGE and could easily make a second bathroom, and there is a fully bricked auxiliary room attached to the home at the rear. Currently it doesn't have the heating/cooling necessary to make it a 4th bedroom but with added insulation, new flooring, and an air-con - just like that you have a 4th bedroom. 3. Move into the home after Jan 2025 With many people looking to make WA their new home in the future, set yourself up for the future now! With the tenant fixed term lease in place this home will only be suitable for owner occupiers who don't plan to occupy the property until the start of next year. If you are looking for a home that has the character of an older build, but with a modern appeal - this is the one! With plenty of undercover entertaining space, a good size shed, lovely big block with wonderful neighbours, AND large swimming pool just down the road from the golf course, what more could you want! Other Features Include:- Solar- Split system AC- Ceiling fans throughout - Modern monochromatic colour scheme- Beautiful wooden floors- Double mirrored robe to master- Pool- Shed Financials:- Current rental income of \$450 per week (tenant is long term at the property 3+ years)- Monthly pool clean \$80 approx. owners side. NB: Owner to pay for the the labour portion of attendance, tenant to pay for the chemicals used- Council rates - \$1,776.72 per year as of last issue- Water rates -\$820.70 Per year as of last years rates A video walkthrough will be available to potential investors please send a WhatsApp message to the agent on 0401522584 requesting. *Please note photos are from the last campaign conducted 2 years ago. This advertisement has been written to the best of our ability based upon the Sellers information provided to us. Whilst we use our best endeavours to ensure all information is correct, Buyers should make their own enquiries and investigations to conduct personal due diligence of the property.