

3/104 Westfield Road, Kelmscott, WA, 6111

Sold Villa

Monday, 15 May 2023



3/104 Westfield Road, Kelmscott, WA, 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa

Under Contract - with several buyers missing out

This is a fantastic opportunity for a long term investor.

- Great rental return with a rental income of \$390 per week.
- Low strata fees
- Buy and forget long term investment

This is a fantastic investment property in an area where rental properties are always in demand. Built in 2009 on a 200sqm survey strata block this is the ideal buy and forget investment.

Features include:

- Master suite with ensuite shower
- Carpeted bedrooms with built in robes
- Split system air conditioning in lounge/dining area
- Modern gallery style kitchen with gas cooking
- Common bathroom with shower and bath
- Laundry with exit to outside
- Fully enclosed and paved courtyard
- Lockable storeroom
- Single lock up garage with shopper's entry + second parking space
- Low maintenance property
- Suitable for pets

The strata

The strata is well managed by a very competent strata manager who gets things done.

The financials are very sound and the rates have stayed the same for years with plenty of funds in reserve. As a result improvements have taken place without the need to raise the rates.

Strata rates per quarter: \$175

Admin rate per quarter: \$35

The Tenant

The tenant is on a long term lease until April 2023 and the tenant is described by the property manager as being tidy and taking pride in their home. The tenant has always paid on time and is considered a very good tenant.

The future market rent is considered to be in the vicinity of \$410-\$430 per week.

To learn more get in touch with the agent today to avoid disappointment.