

**3/2 Wittenoom Street, Piccadilly, WA 6430**

**Sold Unit**

Friday, 15 September 2023

3/2 Wittenoom Street, Piccadilly, WA 6430

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 90 m2**

**Type: Unit**



Iris Haynes

0420471461

**\$175,000**

This property is just perfect ideal investor material. It has all the features that will make living for the tenants easy as it is partly furnished and centrally located.

- Brick unit
- 1 Good sized bedroom
- 1 Bathroom/ Laundry
- Open Plan Kitchen and living
- Evaporative Air-conditioning for cooling
- Off street parking
- Private courtyard
- 90m<sup>2</sup> Block size (approx.)
- 44m<sup>2</sup> Internal floor plan (approx.)

The following furniture are part of the sale:

- Dining table, Double Bed, 2-seater couch, small TV Cabinet, Microwave and Washing machine

The home is located in a neat but simple complex of 8 units with LOW YEARLY strata fee of \$1,110.80 which pays for the building insurance and front yard gardening. Currently leased as a company lease at \$380.00 per week until January 2024, the tenant has expressed an interest to stay. Other yearly cost for investors are:

- Council Rates \$1,970.48 pa and
- Water connection rate: \$270.00 pa
- Strata fees \$1,110.80 pa
- Property management fees of around 10%. (furnished property)

The location is in Piccadilly close to parks and just a short drive to the hospital, shops and the central business district. Call Iris Haynes on 0420 471 461 to arrange your inspection. Video inspections are available if you don't live in Kalgoorlie-Boulder. Council rates: \$1,970.48 pa Water rates: \$270.00 pa