

3/22 Roccella Loop, Ashby, WA 6065



Apartment For Sale

Friday, 5 April 2024

3/22 Roccella Loop, Ashby, WA 6065

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Please Call For Details

Don't miss out on this exceptional opportunity to secure this 1 bedroom, 1 bathroom property in the highly sought after location in Ashby! Ideal for first home buyers seeking to own their space and investors aiming to grow their portfolio, this property is a golden opportunity you won't want to miss. Investor's Dream! Looking to expand your investment portfolio? Look no further. This property promises high rental yields that will make your financial strategy a no-brainer. Plus, it comes with a fantastic tenant already in place, securing your returns. Currently leased until December 2024, this is a hassle-free venture waiting for you to capitalize on.

Home Features to Love:- Immaculately presented 1-bedroom, 1-bathroom apartment. - Spacious bedroom featuring mirrored built-in robes.- Large, well-appointed common bathroom.- Open-plan living embracing the kitchen, meals, and lounge areas.- Stainless steel gas cooktop and oven for modern convenience.- Enjoy year-round comfort with the split-system air conditioning.- Step into the paved front courtyard for relaxed outdoor moments.- Abundant storage space for a clutter-free living environment.- Neat and organized laundry area for added convenience.

Embrace an easy, low-maintenance, lock-and-leave lifestyle.

Prime Location Highlights:- Ashby Village 500m away – Farmer Jacks, Ampol Petrol Station, Chemist Warehouse, Ashby Bar & Bistro, Juniper Health, Sonas Early Learning & Care + speciality retail stores. - St Anthony's School within 3.5km, Spring Hill Primary School 1.9km and Tapping Primary School 2.3km for educational options and ease.- Joondalup Train Station approx. 10 mins drive.- Explore the vibrant offerings of Lakeside Joondalup and Commercial Hub, only approx. 10mins drive away.- Joondalup Nature Reserve a very short drive away. Currently tenanted at \$296 p/w (NRAS) on a fixed lease until 12th December 2024. NRAS ALLOCATED - \$11K Per Year TAX FREE! (22k + Credit left Approx.)+ Rental income of \$296 p/w.

As an Investor, you'll soon realise that the cashflow and tax benefits of this property are second to none! The attached NRAS allocation will generate you in excess of \$11,000 per year, for the remaining of the year - tax free! And that's in addition to the rent! Not to mention the superb location, proximity to amenities and ease of tenability in this location. The ideal tenant is already in place. This property resides in a highly sought-after neighbourhood, surrounded by a wealth of amenities. The time is now to seize the opportunity. Contact us today to secure your spot for an exclusive Council Rates: Approx \$1,626 per annum Water Rates: Approx \$862 per annum Strata Fees: Approx \$668 per quarter

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.