

**3/9 McLaren Street, Boulder, WA 6432**

**Professionals**

**House For Sale**

Tuesday, 11 June 2024

3/9 McLaren Street, Boulder, WA 6432

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 358 m2**

**Type: House**



Larissa Todd  
0890809200



Team Platinum  
0890809200

**\$250,000**

Presenting an exceptional investment opportunity in Boulder, this property is ideally suited for savvy investors looking to maximize returns. Features include: • 3 Bedrooms with built in robes to the main • 1 Bathroom • Open plan kitchen, living and dining • Dishwasher • Evaporative air conditioning • Electric HWS • Natural gas • Low maintenance gardens • Garage with roller door • Garden shed • 358m<sup>2</sup> block • Built approx. 1988 • No strata fees • Currently rented at \$480 per week with lease in place until October 2024 • Council Rates: \$2,047.76 per year • Water Rates: \$285.00 per year Don't miss the chance to enhance your portfolio with this exceptional asset. Call today to arrange a Facetime or onsite viewing! \*\*Conjunctionals Welcomed Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.