

3 Baker Street, Kaniva, Vic 3419



House For Sale

Tuesday, 21 May 2024

3 Baker Street, Kaniva, Vic 3419

Bedrooms: 5

Bathrooms: 5

Area: 1477 m2

Type: House



Joanne Perkins
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Stuart Kyle
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\$530,000

Offering an excellent opportunity to purchase a modern family sized brick veneer home with the added value of a solid rental income, Airbnb potential or lease as a whole with an impressive total investment return of approximately 6.3%. The main family home offers 3 bedrooms all with WIR's and their own modern bathrooms. Open plan modern kitchen, dining and living with electric appliances including dishwasher and stove. The lounge room is sizable and has lovely vinyl plank flooring plus neat laundry. The whole home is well climatized with split systems throughout the bedrooms and living spaces. Outside presents with an entertaining area, great man's cave/shed, solar system, rainwater tank and low maintenance yard. The two units are one bedroom and are a fantastic source of extra income in the current economic climate with a potential return of \$300 per week combined. They have both been recently updated offering modern living and comforts. These units can also lend themselves to the increasingly popular Airbnb market which could achieve an even higher return per week. This property is well located close to the Kaniva CBD, Kaniva Caravan Park, sporting amenities including the swimming pool and the West Wimmera Health Service Kaniva Campus. It represents the perfect opportunity for an investor or the homeowner looking for an extra source of income. The family home and one unit currently have 12 month leases in place with the remaining unit advertised for lease. Don't miss this opportunity to secure a property producing its own fantastic income return.