

# 30 Lory Mews, Atwell, WA 6164

## House For Sale

Monday, 30 October 2023



30 Lory Mews, Atwell, WA 6164

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 577 m2**

**Type: House**



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**\$729,000**

Cortes Management Group is proud to present this spacious 3-bedroom house with a large living area, making it an ideal place to call home or a great addition to your investment portfolio. The property features a separate entry and carport, as well as a separate yard, adding to its attractiveness as a comfortable residence. Additionally, there is a Granny flat at the back of the property. This 3-bedroom, 1-bathroom Granny flat boasts a generous living area and comes with a separate entrance via a carport, as well as a separate yard, making it an appealing living space. The property's location is convenient, with proximity to the Cockburn Central train station, Atwell primary schools, Atwell college, and the Stargate shopping complex. Here are some key features of the Main House and Granny Flat:

**Main House:** Air conditioning, Ceiling fans in every bedroom, Built-in robes in every bedroom, Easy-to-maintain gardens, 2 living areas in the property, Private courtyard, Fenced property to separate the Granny flat area, Land Area: 576 m<sup>2</sup>, Building Area: 208 m<sup>2</sup>.

**Granny Flat:** Own entrance carport with 3 parking spaces, Built-in robes in all 3 bedrooms, Split System Air Conditioning, Low Maintenance yard, Ceiling Fans in all 3 bedrooms, Modern open kitchen, Own Garden Shed, Dishwasher located in the kitchen.

**Investment Opportunity:** The properties offer a potential yield return of 5.3% with fixed-term leases expiring on 31/05/2024 and 03/07/2024 respectively. 31/05/2024 Main House Lease, 03/07/2024 Granny Flat Lease.

**Home Opens:** Start from November 5th, 2023. To schedule a viewing, please contact the agent.