

**30 Marloo Street, Newman, WA 6753**



**Sold House**

Tuesday, 21 November 2023

30 Marloo Street, Newman, WA 6753

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 687 m2**

**Type: House**



Dave Rowe

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**\$315,000**

Invest or Owner Occupy with an Eye to the Future! They say location, location, location is everything in real estate, well how about location, location, location with returns in the vicinity of 10% and development potential!! This three bed one bathroom property offers a terrific opportunity to either invest in a great location or for local companies or owner occupiers the opportunity to turn the property into an oasis in one of the most convenient locations in Newman. The property has a good size living and meals area, spacious kitchen with plenty of bench and cupboard space, good size bedrooms and a large undercover patio area. The property has also recently been upgraded with new split system air conditioning units, internal painting, timber look vinyl in bedrooms and even a new roof! From a leasing perspective the property can be leased for between \$600 p/w. Further property features include: • 3 bedroom 1 bathroom home • Living / Dining area • Spacious practical kitchen • Bedrooms all have built in robes • Bathroom with separate bath / shower • WC in spacious laundry • Split system air conditioners throughout • Great size undercover patio area • Storage shed off patio area • Single undercover carport plus space for extra parking Situated in close proximity to the Newman Recreation Centre, Newman High School and only a short walk from the CBD shopping precinct, this location is one of the best in Newman. A great opportunity for an investor or local owner occupier to either move in or have steady income and then potentially look at developing in the future when the time is right in this recovering marketing place. Call Dave Rowe on 0400 313 566 for further information and inspections. Disclaimer: Crawford Realty makes every effort to ensure the information provided on this property is deemed to be correct at the time of publishing. Any referenced return on investment is a gross return and is approximate. Prospective buyers should view the property before making their decision.