

**32 Dart Street, Boulder, WA 6432**

**Professionals**

**Sold House**

Saturday, 17 February 2024

32 Dart Street, Boulder, WA 6432

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Rosemarie Western  
0439263813



Team Platinum  
0890809200

**\$307,500**

This brick and tile beauty not only offers a comfortable home but promises an outstanding return on investment, boasting a rental yield of approximately 8.5%. This property presents a fantastic opportunity for savvy investors or those seeking a secure addition to their property portfolio. With the potential for a lease renewal and a solid rental history, it's a wise choice for those looking to make their money work for them. Features Include: • 3 bedrooms all with BIR's • 1 bathroom, separate toilet • Open plan modern kitchen and dining • Separate lounge • Ducted evaporative air conditioning • Mains Gas (Cooktop, oven, gas bayonet for heating, gas instantaneous HWS) • Patio • 1012m<sup>2</sup> block, zoned R30 • Built approx. 1980 Currently under a secure lease until October 2024, this property comes with the added advantage of having long-term tenants who have expressed their interest in renewing. For more information, or to arrange a viewing please don't hesitate to contact us. \*\*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