

**35 Rowan Street, Derby, WA 6728**



**House For Sale**

Wednesday, 24 April 2024

35 Rowan Street, Derby, WA 6728

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 8**

**Area: 2028 m2**

**Type: House**



Peter Burns

0891921677

**\$1,075,000**

Representing Great value well under replacement costs, 35 Rowan Street is Fully fenced with access from Rowan and Hardman St, Only 350 meters from the Central Business District area, currently with four established dwellings with instant rental returns, located across a 2024m<sup>2</sup> block, with enough room for another 2 apartments or more if you want to build 2 story dwellings. This property will expand your investment portfolio perfectly. IDEAL FOR SELF CONTAINED ACCOMMODATION - (STSA). or Staff Accommodation, Each apartment has two bedrooms with robes, -open plan kitchen, meals, living, gas or electric cooking, solar hot water, bathroom with shower, bath and vanity, laundry plus a single carport and an exclusive fenced of areas. This is a prime investment property with room to improve and the location cannot be beaten in terms of convenience. All apartments are on the one title with "no- body strata corporation and shall be sold together as one. Call me today Peter Burns 0407911696 Hutchinson Real Estate. • Rental Income \$68,900 • Shire Rates \$10,600.00 • Water Rates \$6,100.00