

39 Cobblers Street, Falcon, WA 6210

House For Sale

Friday, 5 April 2024



39 Cobblers Street, Falcon, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 833 m2

Type: House



Renee Hardman

0861473452

\$479,000

Attention investors! Seize the opportunity to own this solid brick and tile home, perfectly positioned on a substantial 833sqm block. This property isn't just a house; it's a value-packed investment in a sought-after location, boasting a very good long-term tenant in place, ensuring steady cash flow and a hassle-free addition to your portfolio. The heart of this home is its spacious family/living room, bathed in natural light, with reverse cycle air conditioning in a split system, designed for comfort and durability. The layout promotes an easy living and low maintenance lifestyle, making it an attractive option for tenants and a stress-free investment for you. Featuring a master bedroom that easily accommodates a queen-size bed, complete with built-in robes this home meets the highest standards of tenant comfort and convenience. There are two other bedrooms. The practicality extends to a well-appointed second bathroom with a full suite including a bath, shower, and separate toilet. The kitchen, with its ample storage, shelving, and quality appliances, including an electric cooktop/oven, sits adjacent to a family and dining area that opens up to the back garden, enhancing the living experience. Outdoors, the property shines with a large backyard, perfect for relaxation, a raised vegetable garden bed, a powered workshop with additional storage room offering versatility, and the convenience of side access, ideal for larger vehicles, caravans, or boats. This investment is not just about acquiring a property; it's about securing a piece of the future in a growing area with a reliable income stream from day one. The excellent condition of the home, combined with the presence of a long-term tenant, minimizes the need for immediate upkeep, allowing you to enjoy the benefits of your investment from the outset. A periodical lease is in place. In an excellent location close to Miami Bay Beach and a few minutes from the Miami Shopping Center. Don't let this opportunity pass you by. Contact us today to add this outstanding property to your investment portfolio and watch your investment grow over time. #wesellthebesthomes

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