

4/177 Varden Street, Piccadilly, WA 6430

Sold Unit

Wednesday, 18 October 2023

4/177 Varden Street, Piccadilly, WA 6430

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 200 m2

Type: Unit



Iris Haynes

0420471461

\$240,000

Perfect unit to start or add to your investment portfolio! It has all the basics covered to provide you with a long-term return on investment.

G – Great opportunity to invest in Kalgoorlie-Boulder (low rental vacancy)
O – Owners have renovated the unit
L – Location (Rear within small complex of 4 units)
D – Deal with a trusted agency

The unit is located in a small complex that has very low strata fees and it easy to maintain. The main purpose for the strata administration is the common insurance and maintenance of common driveway.

Let's see what is on offer:

- 2 Bedrooms
- Updated kitchen
- Updated bathroom with corner bath
- Living and dining area with split system air conditioner
- Updated flooring – large sandstone tiles
- One carport
- Private courtyard
- Garden shed
- Natural gas connected

The property has brick walls, which ensures low maintenance, and the space is ideal for a couple wanting longer term accommodation. The current tenants have been there since March 2022 and are happy to stay. If you are interested here are the important investor figures:

- Rental income: \$430 per week (\$22,421.43 per YEAR)
- Strata Fees: \$1,483.80 per YEAR (includes building insurance)
- Council Rates: \$1,991.16 per YEAR
- Water Rates: \$270.00 per YEAR

If this sounds like a solid investment to you connect with Iris Haynes 0420 471 461 to arrange viewing – in person or via video.

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Water rates: \$270.00 pa