

4/24 Roccella Loop, Ashby, WA 6065



Apartment For Sale

Friday, 19 April 2024

4/24 Roccella Loop, Ashby, WA 6065

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Please Call For Details

Discover an exceptional investment opportunity in Ashby! This 2-bedroom, 2-bathroom property offers a prime location in a highly desirable area. Perfect for first-time homebuyers ready to secure their dream space or savvy investors looking to expand their portfolio. Don't miss out on the potential for strong rental returns and long-term value in this growing and vibrant community! Investor's Dream! Looking to expand your investment portfolio? Look no further. This property promises high rental yields that will make your financial strategy a no-brainer. Plus, it comes with a fantastic tenant already in place, securing your returns. Currently leased until March 2025, this is a hassle-free venture waiting for you to capitalize on.

Home Features to Love:- Immaculately presented 2-bedroom, 2-bathroom apartment. - Spacious master bedroom featuring mirrored built-in robes and modern ensuite. - Separated secondary bedroom area with private access to second bathroom.- Open-plan living embracing the kitchen, meals, and lounge areas with access to balcony.- Electric cooktop and an oven for modern convenience.- Enjoy year-round comfort with the split-system air conditioning in main living area.- Step into the beautifully enclosed balcony for private gatherings and relaxing moments. - Abundant storage space for a clutter-free living environment.- Neat and organized European laundry for added convenience. Embrace an easy, low-maintenance, lock-and-leave lifestyle.

Prime Location Highlights:- Ashby Village 500m away – Farmer Jacks, Ampol Petrol Station, Chemist Warehouse, Ashby Bar & Bistro, Juniper Health, Sonas Early Learning & Care + speciality retail stores. - St Anthony's School within 3.5km, Spring Hill Primary School 1.9km and Tapping Primary School 2.3km for educational options and ease.- Joondalup Train Station approx. 10 mins drive.- Explore the vibrant offerings of Lakeside Joondalup and Commercial Hub, only approx. 10mins drive away.- Joondalup Nature Reserve a very short drive away.

Currently tenanted at \$360 p/w (NRAS) on a fixed lease until 6th March 2025. NRAS ALLOCATED - \$11K Per Year TAX FREE! (22k + Credit left Approx.)+ Rental income of \$360 p/w. As an Investor, you'll soon realise that the cashflow and tax benefits of this property are second to none! The attached NRAS allocation will generate you in excess of \$11,000 per year, for the remaining of the year - tax free! And that's in addition to the rent! Not to mention the superb location, proximity to amenities and ease of tenantability in this location. The ideal tenant is already in place. This property resides in a highly sought-after neighbourhood, surrounded by a wealth of amenities. The time is now to seize the opportunity. Contact us today to secure your spot for an exclusive viewing. Don't let this chance slip away!

The size of Ashby is approximately 1.4 square kilometres. It has 9 parks covering nearly 18.1% of total area. The population of Ashby in 2011 was 2,393 people. By 2016 the population was 2,656 showing a population growth of 11.0% in the area during that time. The predominant age group in Ashby is 0-9 years. Households in Ashby are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Ashby work in a professional occupation. In 2011, 82.7% of the homes in Ashby were owner-occupied compared with 79.5% in 2016. Currently the median sales price of houses in the area is \$571,000.

Water Rates: Approx \$956.90 per annum

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.