

# 4/82 Durango Turn, Aubin Grove, WA 6164

## Sold Townhouse

Tuesday, 16 January 2024

4/82 Durango Turn, Aubin Grove, WA 6164

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 109 m2

Type: Townhouse



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## Contact agent

This stylish townhouse presents an outstanding investment opportunity, currently achieving \$410 per week on a fixed term lease until 28/11/2024 meaning a rental yield of over 6% with very low strata fees. The home itself is situated next to parkland and with easy access to the Freeway, Aubin Grove Station and multiple shopping precincts, the location is superb. Designed with singles or couples in mind, it offers a bright and easy floorplan with soaring ceilings and all the modern conveniences you could need. A truly lock-up and leave home, its easy-care nature ensures you have more time to enjoy the important things in life.

**PROPERTY:** Open plan kitchen & Living  
European laundry  
Master bedroom upstairs  
Second bedroom or study  
Modern bathroom  
Balcony off the master bedroom  
Paved courtyard  
Single lockup garage

**FEATURES:** Split system reverse cycle air conditioning  
Stainless steel kitchen appliances  
Walk in robe to master bedroom  
Storeroom  
Easy access to buses and train station  
Alongside parkland  
Wide range of amenities close by  
Easy access to Freeway  
Cockburn Gateway shopping complex only minutes away

**Council Rates:** Approx \$1,670 per annum  
**Water Rates:** Approx \$1,004 per annum  
**Strata Fees:** Approx \$110 per quarter

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