

4 Watts Close, Boulder, WA 6432

Sold House

Tuesday, 15 August 2023

4 Watts Close, Boulder, WA 6432

Bedrooms: 3

Bathrooms: 1

Area: 750 m2

Type: House



Iris Haynes

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\$259,999

The ideal property to start or add to your property portfolio has just come to the market. The current owner has updated the home and added a patio making it attractive to long-term tenants. It also would appeal to first home buyers as the lease will expire in October 2023. An ideal first home as it is priced well and well maintained. Let's step in and see what is on offer:

- Bedroom 1 will suit a king size bed
- Bedrooms 2 and 3 will suit Queen size beds
- Family bathroom with shower and bathtub
- Neat kitchen
- Laundry
- Updated flooring
- Neatly painted
- Evaporative air-conditioning (replaced 2017)
- Natural gas connected for cooking and heating
- Gas heater provided
- Attractive potted roses will stay

At the rear the A-frame patio is only 2 years young, perfect for enjoying your morning coffee or hosting gatherings with friends and family. Situated on a generous 750m² block, this home offers plenty of space for outdoor activities, gardening, or potential future expansions. The exterior of this home showcases a combination of imitation limestone and roof tiles, lending to durability to the overall design. The important investor figures:

- Current weekly rent \$500
- Leased until October 2023
- Council Rates: 1,976.77 per year
- Water Rates: 270.00 per year

Work out your figures and get in touch with Iris Haynes on 0420 471 461 to take advantage of this great opportunity. Council rates: \$1,976.77 pa Water rates: \$270.00 pa