

# 40A Lawson St, Bentley, WA 6102



## House For Sale

Friday, 17 November 2023

40A Lawson St, Bentley, WA 6102

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Lee Tamblin

## CONTACT AGENT

Are you a savvy investor looking for your first investment property, that can deliver strong rental returns with little maintenance? Then this is for you. Conveniently situated within a short walk of Canning College, Curtin University and local amenities like IGA, this property caters to diverse investment options. It's ideal for short-stay rentals, student accommodation, long-term leasing or inclusion in a self-managed superannuation fund residential asset. The current owner has successfully secured long-term student tenants, yielding \$180-\$300 per week per bedroom, totalling over \$910 per week (\$47,320 per year). Alternatively, for buyers seeking a residence, change the front bedroom into a theatre or media room and create an additional living space as an alternative to the open plan kitchen, living and dining area that flows seamlessly to the outside entertaining and backyard spaces. Be quick to view, as this property will be in high demand due to its proximity to Curtin University and easy access to Perth CBD, the airport, and industrial areas like Welshpool & Kewdale. Don't miss the chance to own in a rapidly growing suburb. For more details or a no-obligation appraisal, reach out to listing agent Lee Tamblin.

**Key features\***

- Large front bedroom or theatre/media room\*
- Open plan kitchen / family / games room\*
- Well-appointed kitchen with ample cupboard space and a convenient breakfast bench\*
- Gas cooktop, electric oven, microwave recess and a sizeable fridge recess\*
- Good size master bedroom with full high sliding robe doors and an ensuite bathroom\*
- Two good size minor bedrooms, one with built in robe\*
- Tastefully designed bathroom, a sleek glass shower and modern vanity\*
- Separate laundry for added convenience\*
- Ducted evaporate air conditioning\*
- Gas storage hot water system\*
- Private and low maintenance back yard\*
- Double garage\*
- Additional parking space for at least 1 car\*
- Generous 334sqm block\*
- Built in 1990\*
- HUGE short term rental income

Property Code: 49