

5/1 Hogarth Street, Cannington, WA 6107

Sold Unit

Sunday, 13 August 2023



5/1 Hogarth Street, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

\$385,000

Looking for great rent return on your investment! If you are looking for a strong gross rent return on an easy care first investment property then look no further! You will be impressed with getting \$500 per week from 24/07/23 from good tenants who wish to stay long-term. This is a potential 6%+ gross rent yield! Enter into a small securely gated townhouse group of 6, to your own large undercover double carport and awaiting you upstairs is a spacious first floor where all the action is. Looking from your balcony you will realise just how prized this 3 bedroom 2 bathroom townhouse centrally located position is. Cannington Leisure Centre, the amazing experience of the unrivalled Carousel Shopping Centre, as well as all modes of transport including the Cannington Train Station and bus services are in your immediate proximity. This property will also suit local or interstate astute investors looking for strong Gross rent returns of above 6%, as the tenants will soon be paying \$500 per week from 24/07/23. The townhouse will also suit country buyers with the long-term ambition of housing their university-age kids while having a solid city base. With a large first floor combined living, dining and kitchen areas each bedroom brings the capacity to have double beds while the master bedroom has its own bathroom. The street front townhouse sits on its own survey strata lot in an intimate group of only 6 with security gating and private front fencing. You also have an ample-sized storage shed. As a bonus, there is some furniture included in the sale to remain. Features include:

- 2002 built 3 bedroom 2 bathroom townhouse with double secured carport
- Large first-floor living area with spacious open living and dining areas
- Central kitchen with breakfast bar and stainless steel appliances
- 3 Bedrooms all double sized with built-in robing
- Master bedroom with its own ensuite bathroom
- Secure private group of 6 with security gating
- Fixed term lease at \$450 per week, now going to \$500 on 24/02/23 in place until 26/10/23 inclusive of some furniture
- Survey - Strata lot of 141sqm with its own street frontage
- Large practical storage shed
- Strata levy of only \$280 per quarter

Water rates: \$1,075.81 p/a (approx.) Council rates: \$1,656.35 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.