

5/73 Baler Ct, Hammond Park, WA 6164



Townhouse For Sale

Friday, 17 November 2023

5/73 Baler Ct, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 275 m2

Type: Townhouse



Tony Wrobluskie
0407655429

Suits buyers above \$589,990

Discover a rare gem in Hammond Park with this impeccably maintained and feature-rich three-bedroom, two-bathroom townhouse. Offering an enviable 5%-6% potential rental yield in a market with limited supply, this property is an attractive proposition for savvy investors and a dream home for first-time buyers or downsizers.

Investment & Lifestyle Highlights:-

- Impressive Rental:** A potential rental return of \$650 per week-
- Low Strata Fees:** Well-managed by the strata with fees under \$300 per quarter, enhancing affordability and appeal for all.-
- Contemporary Living:** Boasting modern fixtures and fittings, high ceilings, and extra-large bedrooms, it's designed for comfort and style.-
- South-Facing Balcony & BBQ Kitchen:** Enjoy relaxation and entertainment with a built-in BBQ, outdoor space, and a south-facing balcony offering serene views.

Desirable Hammond Park Location:-

- Community & Accessibility:** Cherished for its community atmosphere and easy access to the city, making it a prime location for residents and tenants alike.-
- Natural Beauty & Amenities:** Close to the lush Hammond Park and local conveniences, the suburb offers a balance of natural charm and urban facilities.

Well-Maintained & Ready to Enjoy:- Proactive strata management ensures the property and surroundings are in pristine condition, promising a hassle-free living or investment experience.

For Investors and Homeowners Alike:- A strategic choice for investors and a perfect abode for first home buyers or those downsizing who desire a balance of luxury and practicality.- The combination of high yield, modern amenities, and a sought-after location makes it a must-consider option in today's market.

Experience the Unique Appeal:- Feel the fear of missing out on a high-yield investment and embrace the joy of a home that promises relaxation and a high-quality lifestyle.- Be quick to seize this opportunity that caters to both your financial goals and desires for a comfortable, stylish home.

Contact Tony Wrobluskie now on 0407655429 to secure a private viewing! A property like this will not last long!

Disclaimer:The information provided in this listing is intended for general guidance only and has been prepared to the best of our knowledge. It is deemed reliable but not guaranteed. All interested parties are advised to carry out their own due diligence and investigations to satisfy themselves regarding all aspects of the property, including but not limited to its condition, legal status, and compliance with local laws and regulations. Measurements, features, and amenities listed are approximate and should be independently verified. Rental appraisal figures are estimates based on current market trends and are subject to change. The seller or agent shall not be held liable for any inaccuracies, errors, or omissions in this listing. This disclaimer is to be regarded as part of the property advertisement.