

50A Postling Street, Kenwick, WA 6107



Duplex/Semi-detached For Sale

Thursday, 18 April 2024

50A Postling Street, Kenwick, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 513 m2

Type:

Duplex/Semi-detached



Jarrad Mahon

0894721606

From \$560,000

UNDER OFFER This is by far the best setup cashflow machine that I have ever seen in 16 years of selling properties and if rented at its current market rate you would be looking at a massive 8.5% gross rental yield based on the asking price! Let me take you through the setup and this incredible opportunity for the savvy investor. Here we have a front 2x1 duplex half which is renovated and well presented with all the modern features you would want. It is currently rented at \$275pw on periodic lease, with an expected market rent of \$440pw and the tenant wanting to stay on. Then at the rear you have a 2x1 granny flat built in 2016, with its own separate parking, sub metered electricity and also teeming with modern finishes. Its currently rented for \$440pw until 16/3/25 with an expected market rent of now of \$480pw and the tenant wanting to stay on. So that is 2 separate rentable dwellings on the one duplex survey strata title comprising 513sqm of land. Finally to make this opportunity even more exciting, we also have the other duplex next door (50B Postling St) for sale at the same price of From \$560,000 with a very similar cashflow machine setup. So you have the option of buying 1 or both! Both located in a nice area of Kenwick with fabulous Postling park just up the road and short drive to train station, shopping centre and schools. Top features for each include... Front duplex half (50A): -2 parking spots in tandem. - Good size living area. - Renovated kitchen with overhead cupboards, range hood and dishwasher recess. - Separate laundry and toilet. - Renovated bathroom. - 2 good size bedrooms with robes. - Split system to master and living area. - Well presented, easy care gardens. - Roller shutter and security screen. - Rear courtyard and wash line. - 84sqm of living area built in 1972. Rear granny flat (50C): -3 parking spots. - Good size living area. - Split system air conditioner to living. - Modern kitchen with dishwasher and rangehood. - 2 good size bedrooms with robes. - Spacious bathroom with glass screen, laundry trough and washing machine included. - Security screens on windows and door. - Spacious back courtyard with washing line. - 69sqm of living area, built in 2016. - Low energy use specification: Framed construction with highly insulated roof and SIP panel walls (structural Insulated Panels), heat pump HWS, induction cooktop, low-e glass. Other Details: - No common area or shared strata fees. - Council rates of \$2004pa, water rates of \$1092pa. - Enquire for walkthrough video. This cash flow machine is sure to sell fast so come to the first home open or get in touch for a walkthrough video now. ***UNDER OFFER***