

**50B Postling Street, Kenwick, WA 6107**



**Duplex/Semi-detached For Sale**

Thursday, 18 April 2024

50B Postling Street, Kenwick, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 507 m2**

**Type:**

**Duplex/Semi-detached**



Jarrad Mahon

0894721606

**From \$560,000**

**\*\*\*FIRST HOME OPEN THIS SUNDAY 12-12:20PM- First available time\*\*\***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 \$280pw on periodic lease, with an expected market rent of \$420pw 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 \$400pw on periodic tenancy with an expected market rent of \$480pw and the tenant wanting to stay on. So that is 2 separate rentable dwellings on the one duplex survey strata title comprising 507sqm of land. Finally to make this opportunity even more exciting, we also have the other duplex next door (50A 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 (50B):- Driveway with room for 4 parking spots.- Good size living area.- Renovated kitchen with overhead cupboards, range hood.- Separate laundry and toilet.- Renovated bathroom. -2 good size bedrooms, robe to master.- Split system to 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. **\*\*\*FIRST HOME OPEN THIS SUNDAY 12-12:20PM\*\*\***