

57 Federal Road, Boulder, WA 6432

Sold House

Saturday, 16 December 2023

57 Federal Road, Boulder, WA 6432

Bedrooms: 2

Bathrooms: 1

Area: 685 m2

Type: House



Iris Haynes

0420471461

\$150,000

Centrally located between the two business district center of Kalgoorlie and Boulder, this character home that will give you a positive rental return or provides you with a very low mortgage. Add this to your portfolio, as the tenants are happy to stay for a while. Or if you are handy secure this home and update this "old lady". Either way it's a win win situation! The features: • 2 Bedrooms • 1 Bathroom • Living area • Kitchen • Laundry • Front Verandah • Evaporative Air Conditioning • 2 Sheds at rear • Roomy 685m² block (approx.) • Rear lane access The home is in a decent livable condition but would benefit from a renovation throughout. It is priced accordingly to give you room to improve for the future. The new town planning scheme just changed to R30. This would give the option to have two dwellings on the block (subject to council approval). The important investors figures: • Rates \$1,964.00 • Water Connection fee \$270.00 per year • Rental income \$380 per week (\$19,760 per year) • Lease until December 2023 but tenants are happy to stay on There are only a handful of properties below \$200,000 available and with the low vacancy rates there might be less and less coming to the market. Act now, to secure this home connect with Iris Haynes 0420 471 461 to learn more. Council rates: \$1,964.00 pa Water rates: \$270.00 pa