

59 Moran Street, Boulder, WA 6432

Sold House

Friday, 8 September 2023

59 Moran Street, Boulder, WA 6432

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



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\$285,000

Everyone loves space and this property is set on a generous 1,012m² block. It also has the much-loved shed space with not just one but THREE sheds. Perfect Kalgoorlie- Boulder Home or Investment. Let's unpack what is on offer:

- 3 Bedrooms
- 1 Updated bathroom
- Kitchen with meals area
- Separate living area
- Ducted air-conditioning cooling
- Gas heating (inbuild gas heater)
- Brick/ veneer building with tiled roof
- Single carport

The outside is what counts in the Kalgoorlie -Boulder climate and the block has been well developed.

- Large, powered shed with ducted air conditioner (9m x 6.5m approx.)
- Two further sheds
- Gazebo
- Plenty of off-street parking
- Good access for trailers and caravan via rear lane way

1,012m² block (approx.) Currently the property is leased until February 2024 (lease is \$410 per week and is going up to \$460 per week in September 2023) This is still below, current rental market as it has longer term tenant. There is a possibility for a higher weekly return. Of course, you also have the option to purchase now and move in after the lease has expired. Perfect opportunity to get ahead. To arrange a private inspection please call Iris Haynes 0420 471 461 today. Council rates: \$1,947.98 pa Water rates: \$270.00 pa