

6/135 Waterloo Street, Tuart Hill, WA 6060



Townhouse For Sale

Thursday, 4 April 2024

6/135 Waterloo Street, Tuart Hill, WA 6060

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Rasmus Nielsen

Offers above \$735,000

Open Saturday 1.45pm This is a fantastic opportunity for a long term investor.- Great rental return with a rental income of \$700 per week until February 2025. - Low strata fees - Buy and forget long term investment Built in 2009 this 4 x 2 townhouse on a 207 sqm block (approx 247sqm built up area), is a great buy and forget investment. As the complex is self managed, the strata rates (covering building and common property insurance) are extremely low at only \$350 per quarter. The strata is currently in the process of obtaining quotes for painting of the exterior. Downstairs you will find the kitchen, living and dining area as well as 1 bathroom and bedroom. Your tenant has shoppers entry into your investment from the double garage which faces Garner Lane. Upstairs, you have 3 bedrooms including the master bedroom and semi ensuite. Features include:- Open plan kitchen, living and dining- Additional second living room- Downstairs bedroom and main bathroom- Upstairs Master suite with semi en- suite shower- Additional 2 bedrooms located upstairs - Ducted air conditioning - Modern kitchen with gas cooking- Laundry with exit to outside- Fully enclosed and paved courtyard- Double lock up garage with shopper's entry with laneway entrance- Low maintenance property- Suitable for pets

Nearby locations:- Public Transport - 180m- Train Station - 2.1km- Joondanna Reserve - 800m- Cafes and Restaurants - 500m- Shops - 550m- Dog Swamp Shopping Centre - 2.6km- Mezz Mount Hawthorn - 3.1km- Perth CBD - 7.7km

The suburb Tuart Hill is going through a transformation and considering the location just North of Perth CBD you can understand why. Rates Council Rates: \$2219.33 Water Rates: \$1597 Strata: \$350 per quarter

The Tenant The tenant is looking to stay long term and is committed to a lease at \$700 per week until Feb 2025. The tenant would consider staying on after the existing lease expires. This property would therefore suit a long term investor. To learn more get in touch with the agent today to avoid disappointment. There is a record low supply of properties around Tuart Hill for sale. Those on the market are selling fast. Don't delay as the vendor has moved on and this property will sell! Please enquire to receive a copy of the Comprehensive Information Pack.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.