

6/35 Premier Street, Hannans, WA 6430

Townhouse For Sale

Friday, 5 April 2024

6/35 Premier Street, Hannans, WA 6430

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 374 m2

Type: Townhouse



Iris Haynes

0420471461

\$479,000

Offering the essence of modern living, this residence is a sure stand out, offering 4 bedrooms, 3 bathrooms all within a prestigious gated community. As you enter you will be greeted by the grandeur of vaulted ceilings, and with the open floorplan seamlessly offering an ideal setting for entertaining. In the evening Enjoy your own private haven with the main bedroom own private balcony. What is one offer:

- 4 Generous sized bedrooms all with built in robes
- 2 options for a main bedroom, both with walk in robes and ensuite
- Modern family bathroom
- High vaulted ceilings
- Private balcony off upstairs main bedroom
- Modern kitchen with dishwasher
- Private gated community
- Low maintenance courtyard/garden with a good garden shed
- Pool in Complex that you can enjoy

This home also has a current rental appraisal of around \$850 per week, that is over 10% GROSS rental yield. Have a look at the important investment figures:

- Rental appraisal of \$850 per week
- Over 10% Gross rental yield
- Council rates \$2,958.23 pa
- Water rates \$275.72 pa

The strata fee per year is Strata Fees are \$3,477.20 per year which covers the running cost with \$722.40 per quarter and sinking cost with \$146.90 per quarter. Services/Invoices paid by Strata

- Building Insurance
- Common gardening services
- Common Pool maintenance
- Common services like the auto gate into the complex
- Common water and electricity

This property is sure to tick all the boxes and is a rare find in this location, don't miss your chance to call this home or secure into your property portfolio contact Iris Haynes on 0420 471 461 to secure your private inspection. Council rates: \$2,958.23 pa Water rates: \$275.72pa