

**68 Federal Road, Boulder, WA 6432**



**Sold House**

Friday, 29 September 2023

68 Federal Road, Boulder, WA 6432

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 957 m2**

**Type: House**

## Contact agent

Ready to add a newly renovated property, which earns strong rental returns to your investment portfolio? Best take a look at this one. A four Bedroom, two Bathroom completely renovated home that is situated on a large 957sqm corner block. Ample space for the entire family, with the home also offering two Living areas and a large Patio at the rear. Block has rear and side access possible, leading through to the large yard and 11x7 shed with triple roller doors. Property also offers a fully self-sufficient one Bedroom, one Bathroom granny flat; that's even equipped with a Kitchen! Currently Leased for \$900pw through to 16/12/23 (9.9% ROI) • Master Bedroom with Ensuite and "His & Hers" WIR • 3 More Large Bedrooms (2 with BIR's) • Completely Refurbished Kitchen • Ensuite & Bathroom/Laundry are Completely Renovated • Massive Dining & Living Area • Additional Games Room • Granny Flat with Full Kitchen and Bathroom (Separate to House) • Fantastic Outdoor Entertaining Areas at Front & Rear • 11 x 7 Shed with Triple Roller Door Access • Manicured Succulent and Native Garden • Additional Kitchen Garden with Herbs, Tomatoes and other Fruit To find out more information or view this property, contact Elliot Briers TODAY on 0459 221 998!! CKB Rates = \$1,451.14 Water Rates = \$274.14