

**7/129 Point Leander Drive, Port Denison, WA 6525**



**House For Sale**

Wednesday, 12 June 2024

7/129 Point Leander Drive, Port Denison, WA 6525

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vaughan Louwrens

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## Offers From \$465,000

A rare opportunity to secure this stunning modern low maintenance town house in Port Denison with endless scope from long term rental investment, to personal holiday accommodation, this property and the value it offer's can not be overlooked. Currently tenanted until May 2025 at \$660/week with a 7% gross return, this easy-care investment will be well fitted to your portfolio. Layout - Down Stairs the living area includes a centrally located open plan kitchen/dinning and living space with modern appliances and ample storage that flows through to the paved outdoor rear patio with private beach access. Up stairs the large master bedroom and ensuite will impress with ocean views and two additional generously sized secondary bedrooms with a family bathroom - a practical floor plan any family will be comfortable in. LOCATION - Centrally located to Port Denison Marina and Dongara town centre, a short stroll to the beach, Southerly's tavern, café and the Irwin Rec Centre offering a gymnasium and an abundance of kids activities including a skate park and tennis courts. Only a short 2 min drive to all local amenities including the newly built IGA, Dongara District Primary/High School, makes for an easy care lifestyle. Property Highlights; \*Perfectly maintained double brick and colorbond town house \*Modern bathrooms with floor to ceiling tiles \*Communal Pool and BBQ area \*Walk in and built in robes to all bedroom's \*Airconditioning comfort throughout \*Kitchen with ample storage and walk in pantry \*Low maintenance \*Separate laundry and toilet \*1 carport and 1 open bay parking \*Own separate storage room \*Electric cooktop and electric oven \*Deep sewerage \*Water Rates - \$1,565/annum approx. \*Council Rates - \$1,725/annum approx. \*Quarterly Strata Levy - \$628.52/quarter Please contact Exclusive Listing agent Vaughan Louwrens on 0477242443 / [vaughan@geraldtonpropertyteam.com.au](mailto:vaughan@geraldtonpropertyteam.com.au) to register your interest "Demonstrating the difference in real estate one property at a time"