

7 Cajuput St, Kununurra, WA 6743



Sold House

Wednesday, 6 September 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 911 m²

Type: House

\$750,000

The Phone Code for this property is: 92771. Please quote this number when phoning or texting. This is a GEM with endless possibilities. Dual residence (7 A and 7 B) on a fully renovated property. Tenant the separate GROH-compliant granny flat out (7B) and pay most of your mortgage, whilst you live in the main house (7A) for minimal outlay, or rent both the granny flat and the main house out and be well and truly positively geared. With separate power metres, rubbish services and totally private living and garden areas, you are both separate and secure with your tenants. Situated in a quiet street, approx 250 metres from the school and library, 900 metres from the hospital, this house presents endless opportunities for use. The granny flat has a large living and dining area with a large bedroom and inbuilt robe, plenty of storage, a modern bathroom and an alfresco area and is set up furnished for a corporate lease with high-end furnishings, with the option to include in sale. Fully air-conditioned. Granny Flat is just going into another 12-month lease with a trusted corporate health institution for \$700 per week with attractive terms, (not inclusive of amenities) \$36,400 per annum. Yes, you read right! This is a very popular abode and is sought after by corporate bodies. It would also do well for an Air B and B with gated parking and room for two cars. The main house has 3 x spacious double bedrooms, with built-in robes, a computer nook, renovated bathroom, new kitchen with 2 ovens and dishwasher (great for entertaining), new laundry with plenty of storage and large alfresco with room for 2 furnished areas. Includes near new stainless steel white goods. Plantation shutters to all windows provide elegant and easy-to-clean window coverings. New split system air conditioning throughout. Single carport, but room for two vehicles and also a boat and trailer. Lock up tool shed. Both the granny flat and main house have been extensively renovated with reputable Kununurra tradesmen, electricians and plumbers. All new electrical wiring through whole house with compliance certificates. There are nice little nooks able to accentuate with occasional chairs, hall table, chiffoier (we even have a piano) to make this home cosy, with feature wall panelling strategically placed throughout. The property is fully fenced. This is such a unique offer with income-making potential to pay off most of your mortgage whilst you are in residence or rent out both places for immediate positive gearing. So much opportunity. You do the math and see for yourself. It's not often that you get the opportunity to own a chic home with an impressive passive income stream where you can lease a separate and private granny flat to accelerate your mortgage payoff. ***This property will only be listed for 4 weeks. If it doesn't sell then the property will be listed for rent. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.