

74 & 74A Millen Street, Boulder, WA 6432

Professionals

House For Sale

Wednesday, 12 June 2024

74 & 74A Millen Street, Boulder, WA 6432

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 441 m2

Type: House



Team Platinum
0890809200



Larissa Todd
0890809200

Offers from \$399,000

Embrace the best of Boulder living with this immaculate property, accompanied by a valuable back block with its own separate title. This is ideal for investors or families seeking opportunity and space. Features include:

- 4 Bedrooms all with built in robes
- 1 Bathroom (semi-ensuite to the master)
- Open plan kitchen, living and dining
- Dishwasher
- Evaporative cooling + split system to living
- Electric appliances
- Natural gas (gas HWS)
- Low maintenance backyard
- Garden shed
- Fully fenced w/ sliding gate
- House is situated on 441m² block
- Rear block on separate title is 572m²
- Built Approx. 1995
- Currently rented at \$750.00 per week until July 2025 with an approx. return of 8.95%
- 74 Millen Street
- Council rates - \$2350.29 approx. pa
- Water rates - \$285.00 approx. pa
- 74a Millen Street - Back Block:
- Council rates - \$1,585.94 approx. pa
- Water rates - \$285.00 approx. pa

Take advantage of this rare opportunity to own a Boulder property with an included back block, Call us today to arrange a Facetime or onsite viewing!

****Conjunctionals Welcomed**

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