

75 Rawlinson Drive, Marangaroo, WA 6064

Professionals

Sold House

Friday, 1 September 2023

75 Rawlinson Drive, Marangaroo, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 635 m2

Type: House



Maria Downes

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\$480,000

We are excited to present to you this well looked after brick and iron 3 bedroom, 1 bathroom home suitable for first home buyers, family and investors alike. Situated on a good sized 635sqm block, fully enclosed so children and pets can run free and enjoy the outdoors. This is the Australian Dream. PROPERTY FEATURES: * Master bedroom with walk in robe, semi ensuite featuring bath, shower and vanity, ceiling fan * Minor bedrooms with robe recess, one with ceiling fan, verticals * Formal lounge with carpet, vertical blinds and roller shutter * Kitchen with lots of work benchspace and cupboards, gas hotplate, underbench oven, shoppers entry door * Meals area is off kitchen and overlooks family room and lovely big back yard * Roller shutters to windows to front of house * Single undercover Carport, room for at least 4 cars - drive through to back yard access * Patio to rear of property great for entertaining, featuring brick paving, big back yard with some lovely trees offering shade, garden shed for your tools INVESTORS: 75 Rawlinson Drive Marangaroo has an approximate rental potential of \$530 per week Using a purchase price of \$460,000 results in a gross annual rental yield of 6% Professionals 5 Star Realty can provide Property Management Services throughout the course of the sale process and beyond to ensure a smooth transition for all. Marangaroo is a great suburb to move into surrounded by many lovely suburbs which offers numerous parks, shopping centres, many schools, Perth CBD not too far away, stunning Perth beaches plus so much more on offer for the astute buyer. With high demand in the area, this property offers a fantastic opportunity to secure a steady rental income while capitalizing on the flourishing real estate market. Don't delay. Call us today. For further information or to arrange a private inspection contact Agent - Maria Downes 0430 21 44 55 or email: maria@5starrealty.com.au, Melinda Wiggers 0439 979 060 or email: melinda@5starrealty.com.au. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate, however, may be subject to change without warning at any time and this is often out of our control. Prospective tenants and buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent and the Agency and are expressly excluded from any contract.