

76 Dwyer Street, Boulder, WA 6432

House For Sale

Friday, 5 April 2024

76 Dwyer Street, Boulder, WA 6432

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Jesse Kyles
0890801900

\$269,000

Welcome to 76 Dwyer Street, South Boulder 6432, where charm meets profitability. This weatherboard house offers a unique blend of character and modern comfort, making it an irresistible investment opportunity for savvy investors. Boasting 3 bedrooms and 1 bathroom, this home provides cozy accommodation for tenants seeking comfort and convenience. With a tile fireplace adding warmth and ambiance, tenants will relish in the inviting atmosphere year-round. Parking is a breeze with 2 carport spaces and 1 garage space, ensuring tenants have ample room for their vehicles. Plus, the large 6x9 powered shed and additional garden shed offer valuable storage space, further enhancing the property's appeal. Currently under tenancy until May, generating \$470 per week, this property offers an impressive approximate 9% ROI. Enjoy steady cash flow and attractive returns while benefiting from a reliable tenant in place. Inside, the home features built-in robes in 2 bedrooms, floorboards throughout on concrete, and evaporative cooling, providing tenants with modern comforts in a character-filled setting. The semi-updated interior perfectly balances timeless charm with contemporary style. Situated on a generous 1012m² block with 106m² of internal living space, there's plenty of room for tenants to relax and enjoy outdoor activities. Whether it's entertaining friends or unwinding after a long day, this property offers endless possibilities. Don't miss your chance to capitalize on this lucrative investment opportunity. Contact us today to secure your future with 76 Dwyer Street and reap the rewards of owning a property that perfectly blends character with modern convenience. Contact Jesse Kyles on 0481 991 686 for all enquiries. Council rates: \$1,968.31 pa Water Rates \$275.72 pa