

# 78A Roberts Street, Kalgoorlie, WA 6430

## House For Sale

Tuesday, 16 January 2024

78A Roberts Street, Kalgoorlie, WA 6430

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Iris Haynes

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## \$475,000 Offers From

Welcome to your new residence. Stepping into this home you realise you can elevate your living experience here. Built in 2012 it was designed with comfort and quality in mind. The spacious layout and superior finishing touches will attract homeowners and investors. Now available for the first time to the market with a newly built appeal. Let's explore what's could be yours:

- 3 Bedrooms modern brick home
- Main bedroom with practical designed ensuite
- Main bedroom with large walk in robe
- Main bedroom with ducted cooling, split system reverse air con and fan
- Minor bedroom with built in robes (suit queen size bedding)
- Family bathroom with shower and bath
- Modern kitchen with quality appliances
- 2 Living areas
- Laundry with built in cupboards
- Large entrance area
- A-frame patio
- Garden shed
- Extra wide single garage
- Natural gas connected
- Evaporative Air-conditioning

What sets this property apart from other home are the "extras" that were added. All this creates a stately atmosphere that will stand the test of times.

- Security glass to front door
- Mesh security to all entrances
- Luxury plantation shutters
- Classy day and night blinds
- Roller shutters to main bedroom
- Patio with pull down blinds
- Alarm system
- Roof insulation

Finding a quality home in Kalgoorlie-Boulder in this rising market that is cheaper than building is rare. Here it is all presented to you on a silver platter to just move in and start living. The location is central and within a few minutes to main services, shopping and schooling. INVESTORS looking for a long-term and low maintenance asset check out these numbers and keep in mind that depreciation will work for you here as well:

- Current rental appraisal \$700 to \$750 per week
- Council rates \$2,808.36 pa
- Water connection rates \$270 pa

Viewings in person or via video are available at short notice by connecting with Iris Haynes 0420 471 461. Council rates: \$2,808.39 pa Water rates: \$275.72 pa