

**8 Nauclea Way, Kununurra, WA 6743**



**Sold House**

Wednesday, 18 October 2023

8 Nauclea Way, Kununurra, WA 6743

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 551 m2**

**Type: House**



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## Contact agent

If you are looking for a modern investment property in WA's North then look no further than this spacious four bedroom, two bathroom home constructed in 2010. Situated in Lakeside amongst other modern homes and offers a great layout comprising of a spacious open plan living area with huge galley kitchen, plenty of bench and cupboard space and walk in pantry. Access to the outdoors via 2 large sliding doors, one accesses the side of the home and one to the rear directly onto the outdoor entertainment area complete with sink, handy for returning from fishing, or the start of your outdoor kitchen to enjoy the relaxed Kimberley lifestyle. With a large outdoor space and lawn area for pets and kids to play, side access to the backyard, it is the perfect place for families working in the Kimberley to call home. The home offers timber look vinyl plank floor covering throughout, tiled wet areas including an ensuite off the main bedroom and additional main bathroom and separate laundry. The home is constructed with Bondor Insulwall to help keep the power bills down and keep the house cool -both a welcome bonus in the Kimberley! All bedrooms have built-in robes, split system air conditioning and ceiling fans. This home is currently on a Corporate lease returning \$43,278.60 per annum. The property has enjoyed an excellent rental history since completion and 4 x 2 homes are in constant demand in Kununurra from Government, corporate and private tenants alike, look no further for an investment property that ticks all the boxes! The corporate tenant has also provided a letter of intent to renew the lease for a further 2 years! SHIRE RATES APPROX \$4188 PA WATER RATES APPROX \$1500 PA