

# 8 Willowtree way, Baldivis, WA 6171

## House For Sale

Friday, 15 March 2024



8 Willowtree way, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 517 m2**

**Type: House**



Tony Wrobluskie

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**From \$699,990**

Unlock the potential of your investment portfolio with this exceptional property nestled in the prestigious suburb of Settlers Hill. Strategically positioned on a corner block, 8 Willowtree Way presents an unmissable opportunity for savvy investors seeking long-term growth and profitability. Boasting a generous floor plan featuring 5x bedrooms, 2x bathrooms, and a versatile study that effortlessly converts into a 5th bedroom, this residence is tailor-made for maximizing rental returns. Enhancing its appeal is the dedicated theatre room, offering an additional allure to prospective tenants and ensuring a premium rental yield. What sets this property apart is its lucrative rental history, with a reliable tenant in place until the commencement of 2025. This established rental income stream provides investors with immediate cash flow and peace of mind, making it a secure addition to any investment portfolio. Strategically positioned across from a serene park, this home caters to families seeking a tranquil lifestyle, further enhancing its rental desirability. Moreover, its proximity to essential amenities including schools, shops, and transport links ensures consistent tenant demand, ensuring a steady stream of rental income for years to come. With the current market dynamics favoring investment properties, now is the time to seize this golden opportunity. Don't delay – secure your stake in the thriving Baldvis property market today and reap the rewards of this lucrative investment for years to come!

**Key Investment Features:**

- 4 Bedrooms + Study/5th Bedroom
- 2 Bathrooms
- Dedicated Theatre Room
- Prime Corner Block Location
- Reliable Tenant with Lease until 2025
- Proximity to Parks, Schools, Shops, and Transport
- Unmatched Potential for Rental Yield Growth

Act now and capitalize on this exclusive investment opportunity! Contact Tony Wrobluskie on 0407655429 now today to arrange a private viewing and secure your future in Settlers Hill. **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 purchasers should make their own enquiries to satisfy themselves on all relevant matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.