

# 8B Rhodes Street, Kalgoorlie, WA 6430

## Sold Unit

Wednesday, 27 September 2023

8B Rhodes Street, Kalgoorlie, WA 6430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 216 m2**

**Type: Unit**



Iris Haynes  
0420471461

**\$354,000**

Perfect option if you are looking for a low maintenance investment property, staff accommodation or a lock and leave unit to live in. Located in a small complex with NO Strata fees. The unit has just received a full makeover and it is ready to lease or move in. Let's check out what is awaiting you:

- 3 Good sized bedrooms (two with walk in robes plus one with built in robe)
- 1 Bathroom with shower and bath
- Large kitchen with good dining area
- Large living area
- Laundry
- Separate toilet
- Evaporative Air Conditioning
- Private easy to maintain courtyard
- Parking for 2 cars
- Built in 1997
- Brick/Veneer building
- Garden shed

All this sounds like many units available, but this one offers a LOT OF EXTRAS thanks to the current owner's renovation. You will certainly purchase a low maintenance unit. Fully furnished with quality furniture (valued at \$10,000)

- Incl. 2 queen beds, office, dining table, fridge and living area furniture
- Brand NEW Haier washing Machine 8Kg inverter and a matching Haier dryer - 8Kg Heat Pump
- Depreciation information supplied
- Freshly painted in neutral colour
- New flooring thought-out
- All updated power points and light switches

This has been in the same ownership for over 15 years and has a consistent rental history. The important investor numbers:

- \$2,209.04 per year council rates
- \$270.00 per year water connection
- NO STRATA FEES
- \$630 to \$650 per week – rental appraisal (fully furnished)
- \$350 approx. per night short time rental (if you set it up as Airbnb)

Located within a 5 -10 minute walk to the Central Business District local shops, cafes, pubs, Curtin University and Bunnings. Connect with Iris Haynes to arrange a private inspection (video viewing are available) before someone else works out what a good cash flow this property will bring. Council rates: \$2,209.04 pa Water rates: \$270.00 pa