

1 Forrest Street, Boulder, WA, 6432



Block Of Units For Sale

Saturday, 14 September 2024

1 Forrest Street, Boulder, WA, 6432

Bedrooms: 2

Bathrooms: 1

Type: Block Of Units

Outstanding Investment Opportunity – 6 Fully Furnished Units with a Massive 13% Rental Yield in the Heart of Boulder!

Presenting an exceptional opportunity to secure a high-performing investment property with six fully furnished units, strategically located in the vibrant heart of Boulder. This property boasts an impressive 13% rental yield, making it an ideal choice for investors seeking strong returns.

Each unit is thoughtfully designed for comfort and convenience, offering tenants modern, fully equipped spaces that are ready for immediate occupancy.

The owner is currently leasing the 6 units on Airbnb.

-1A & 1B are currently leased on a periodic basis at \$1,200 per week.

-1C will be leased to a company for \$1,200 per week for 9 months.

-1D is currently leased on a periodic basis at \$240 per night.

-1E is currently leased on a periodic basis at \$3,200 per month.

-1F leased at \$180 per night.

However, if you are looking for a long term leased, the rental appraisal for this units are \$460-480 per week for the 2 x 1 furnished units or - \$550-\$570 per week for the 3 x 2 furnished unit. Estimated total of \$2,850-\$2,970 on a long-term rental basis with 13% Return.

Key Features:

- 6 fully furnished units, ready for occupancy
- Attractive 13% rental yield – exceptional return on investment
- Centrally located in the heart of Boulder
- You'll be a 4-minute walk from Loopleine Railway Museum and 6 minutes by foot from Boulder Pharmacy Museum. This apartment is 0.6 mi (0.9 km) from Goldfields War Museum and 0.7 mi (1.1 km) from Super Pit.
- Low-maintenance property with solid rental history
- Ideal for savvy investors seeking passive income with high cash flow
- Council Rates \$5,722.24
- Water Rates \$285 Approx

Whether you're expanding your portfolio or stepping into the investment market, this property offers stability and strong financial returns. Don't miss out on this rare opportunity to secure a prime investment in a thriving community!

- Private viewings by appointment only.

For inquiries or to schedule a viewing, please contact Wanil Cho on 0421737607.