

110 Canning Road, Kalamunda, WA 6076

Professionals

House For Sale

Monday, 1 July 2024

110 Canning Road, Kalamunda, WA 6076

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 1363 m2

Type: House



Alvin Ong

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Offers in the Low \$1,000,000's

Here is a RARE OPPORTUNITY to get into today's red hot property market with a HUGE yield return. With an amazing weekly total rent of \$1185 (current paying tenants, today's rental price may even be higher!), the numbers demand attention in a manner that is hard to overlook! The property comprises a level block of 1363sqm (approx.). There are three separate units under the one roof on the one title for sale here, and therefore need to be sold together. All units are currently tenanted with great long-term tenants (all professionally managed). Each unit has its own power meter & instantaneous gas hot water system and each securely fenced & gated. There is undercover parking for 3 cars (1 per unit) and ample parking for at least 6 cars with space to turn around.

UNIT 1 • 1 bedroom with built-in robe • 1 bathroom with combined laundry • High ceilings • Lounge • Kitchen with meals area • Fully furnished • Patio & small front garden with a garden shed • Instantaneous gas hot water system • Lease expires in Feb 2025 at \$290.00 pw

UNIT 2 (Recently Renovated!) • 2 bedrooms with built-in robes • 1 bathroom with combined laundry • High ceilings • Lounge • Kitchen with meals area • Patio & small front garden • Instantaneous gas hot water system • Lease expires in Apr 2025 at \$400.00 pw

UNIT 3 • 3 bedrooms (one with a built-in robe) • 1 large bathroom with combined laundry • High ceilings • Lounge • Kitchen with meals area • Gorgeous courtyard-style garden • Instantaneous gas hot water system • Lease expires 29/07/24 at \$495.00 pw

Great central location in the heart of Kalamunda with convenient public transport access right outside and just a short stroll across the road to The Kalamunda Glades Shopping Centre featuring Woolworths, BWS, pharmacy, and many other shops and restaurants. This excellent investment property has so much to offer. Contact award winning agent Alvin Ong at 0411 383 485 for more information today!

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 tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.