

21 Evans St, Boulder, WA, 6432

House For Sale

Friday, 16 August 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

A Unique Investment Opportunity!

This impressive property is perfect for investors or homeowners seeking dual living options. Located on a fully fenced 509 sqm corner block, 21 Evans Street features two distinct units on one title. Each unit boasting brick walls and an iron roof, offering durability and timeless appeal.

Unit 1/21 Evans Street features:

- Open Plan Kitchen and Dining.
- 3 Bedrooms each with ample space.
- Combined Laundry and Bathroom with a shower over the bathtub, a vanity, and a toilet.
- Reverse Cycle Split System provides year-round comfort with efficient heating and cooling.
- Veranda in the front & Patio at the back for outdoor relaxation and guest entertainment.
- The Shed provides additional storage for gardening tools and equipment.
- An outside Toilet is convenient for outdoor gatherings.
- Pedestrian Gate Access from Side Street allows easy access.
- Designated undercover parking space for one vehicle.

Unit 2/21 Evans Street features:

- Open Plan Kitchenette, Dining, and Living Room is compact and efficient for modern living.
- 1 Bedroom with Walk-In Robe offers plenty of storage space.
- Ensuite with a shower, vanity, and toilet.
- Outdoor Laundry Sink is convenient and accessible.
- Designated undercover parking space for one vehicle.

Investor's Information:

Unit 1 is currently tenanted on a periodic lease at \$440 per week, and Unit 2 is tenant secured on a long-term lease until 10th June 2026 at \$350 per week. This property offers an excellent 10% (approx.) return on investment, with a total rental income of \$790 per week.

Whether you're looking to expand your property investment portfolio or secure a versatile living arrangement, 21 Evans Street is a prime choice. Don't miss out on this fantastic opportunity in the heart of Boulder! Call Lorna Flanagan on 0406 567 148 to arrange a viewing.

Council rates: \$2,679.98 pa

Water rates: (approx.) \$285.00 pa

No Strata Fees

Built in 1950