

41 Farmer Ave, Brookdale, WA 6112



House For Sale

Saturday, 29 June 2024

41 Farmer Ave, Brookdale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 700 m2

Type: House



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UNDER OFFER

Are you in search of a delightful, low-maintenance 3-bedroom, 1-bathroom home nestled in Brookdale? Look no further! Here you have excellent lock-and-leave convenience, plus being situated in close proximity to the highly sought-after suburb of Armadale this property boasts a plethora of appealing features. Presently tenanted with the lease ending on the 01/11/2024 (currently rented below market rates at \$440 per week), this property offers potential being due for increased rental returns after the lease ends. With the option to either negotiate a new lease at market value with the same resident or secure a new tenant, this fantastic property has the ability to yield approximately \$550-\$600 per week conservatively however we recommend doing your own due diligence. Alternatively, if you prefer to make it your own, vacant possession is also available after the lease ends, see "investor details" section below for specifics.

INSIDE Step inside to discover a well maintained 3-bedroom, 1-bathroom home, originally constructed in 1992 and tastefully looked after over the years. The heart of the home lies in its seamlessly flowing living/dining/kitchen areas. The kitchen boasts ample bench and storage space, complemented by overhead cabinetry. All three bedrooms are generously sized while the neat and tidy laundry and main bathroom complete the indoor layout.

OUTSIDE Outside, the property offers a massive yard space. The rear features a spacious alfresco area accessible from the internal of the home, providing a seamless indoor-outdoor transition. With a total block size of 700sqm, situated in a desirable Brookdale pocket, this property is sure to impress.

INVESTOR DETAILS Expect a rental return of \$550-\$600 per week in the current market conservatively when the lease ends. Please however do your own due diligence. The existing tenant is currently paying below market rates with a lease agreement through another local business ending on the 1/11/2024, so you have the option to offer a new lease with updated market rates to the existing tenant or install a new tenant as you see fit - at the end of the existing lease. Alternatively if you are an owner occupier - vacant possession is available after the lease ends.

"SO CAN I?..." I know, you're thinking "that's a big block, does it have subdivision potential?" It sure has! It's zoned R15/25 which means you do have some options here subject to council approvals.

WHERE IS IT LOCATED? Positioned on a good street, this residence enjoys a prime location not far from a delightful park. Conveniently close to great schools, shopping centres, and essential amenities, it promises a lifestyle of comfort and convenience for residents of all ages.

WHAT TO DO NEXT We invite you to enquire or give us a call to learn more about this exceptional opportunity. Don't miss out on securing your slice of Brookdale!

Property Code: 4407