

**48A Hopkins Street, South Boulder, WA, 6432**

**Professionals\***

**House For Sale**

Wednesday, 14 August 2024

48A Hopkins Street, South Boulder, WA, 6432

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Prime Investment Opportunity - Approx. 9% Return!**

Discover a fantastic investment opportunity with this well-priced, strong return property in South Boulder. This house is perfect for investors seeking steady rental income and long-term growth potential.

Features include:

- 2 bedrooms, 1 bathroom
  - Open plan living and dining area
  - Split system air conditioning in living room and main bedroom
  - Electric Stove and Oven
  - Instant Hot Water
  - Bottle Gas
  - Large yard with rear lane access
  - Garden shed and large carport/entertaining area
  - 506m<sup>2</sup> Block
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- Leased until the 7th of July 2025 @ \$460 a week
  - Council Rates - approx. \$2036.87 per annum
  - Water Rates - approx. \$285.00 per annum

Seize this investment opportunity today! Contact us for more details and to arrange an onsite or FaceTime/WhatsApp inspection.