

# 6 Agett Way, Northam, WA 6401



## House For Sale

Thursday, 13 June 2024

6 Agett Way, Northam, WA 6401

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1068 m2**

**Type: House**



Sharon Johnson

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## Offers over \$490,000

Seize this rare chance to invest in a property with endless potential! Situated on a generous 1068m<sup>2</sup> parcel of land, 6 Agett Way features two separate residences on a single title, making it an ideal choice for savvy investors or those looking to combine living and rental income. Residence One:- 2 bedrooms, 1 bathroom- Additional detached games room at the rear- Master bedroom includes an adjacent small room, perfect for a study or walk-in robe, separated by a sliding door- Security screens on windows and doors- Carport- Extremely tidy and updated interior- Rented @ \$270 per week current until September 2024 Residence Two:- 2 bedrooms, 1 bathroom- Additional detached games room at the rear- Security screens on windows and doors- Carport/garage- Very tidy interior- Rented @ \$260 per week current until July 2024 Both units are currently rented on fixed-term leases, offering immediate rental income. This property presents a flexible living arrangement: live in one unit and lease the other or add both units to your rental portfolio for a solid investment return. Key Features:- 1068m<sup>2</sup> land size- Two separate residences- Excellent security features- Detached games rooms for both units- Versatile living and investment options- Current fixed-term leases Don't miss out on this unique investment opportunity at 6 Agett Way. Whether you're looking to expand your rental portfolio or find a home with additional income potential, this property has it all. Contact us today to arrange a viewing and secure your future investment! All inquiries to exclusive selling agents Elders Real Estate Sharon Johnson | 0418 958 651 | Sharon.Johnson@elders.com.au