

**6 Aston Chase, Aveley, WA, 6069**

**House For Sale**

Friday, 27 September 2024



6 Aston Chase, Aveley, WA, 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shane Penny  
0892978111

## Ideal Investment Opportunity!

\*\*\*\* PLEASE READ THE ADVERT CAREFULLY AS THERE IS A LONG-TERM TENANCY IN PLACE\*\*\*\*

This property is a perfect opportunity for those looking to invest in the lovely suburb of Aveley. Yielding above 5% and quietly located walking distance to the local shopping centre

Current tenants have a fixed lease in place until 12th OF MAY 2025

PAYING \$750 PER WEEK WITH AN INCREASE OF \$20/WEEK STARTING FROM 12TH NOVEMBER 2024

Council Rates pa: Approx \$2300. Water rates pa: Approx \$1200

Introducing this functional family home that is quietly positioned and super low maintenance with a decent size backyard.

### FEATURES:

- Large master bedroom with walk-in wardrobe and ensuite
- Three additional bedrooms with built-in wardrobes
- Additional bathroom with tub and separate toilet
- Open-plan dining and living area
- Large kitchen with plenty of cabinets, including oven, exhaust fan, stove, double fridge recess and dishwasher recess
- Spacious laundry, suitable for dryer and washer
- Double lock-up garage with long paved driveway
- Ducted air-conditioning
- Carpeting in all bedrooms, tiling in bathrooms and laundry
- Designed bench-tops in kitchens and bathrooms
- Unique light fixture and feature wall in master bedroom
- Synthetic front lawn with stunning plant bed in the middle
- Large enclosed backyard with mini-alfresco setting and shed- In-built mail box and elevated front

To make an offer please fill out our expression of Interest form by copying and pasting the below link into any browser or scan the QR code provided in the pictures:

<https://form.jotform.com/241071572118854>

### Disclaimer:

The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.