

67 Glencoe Parade, Halls Head, WA, 6210

— Mandurah

House For Sale

Saturday, 17 August 2024

67 Glencoe Parade, Halls Head, WA, 6210

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House

The Ultimate Return on Investment!! - SHAREHOUSE FOR SALE

Alison Hobbs would like to present a unique opportunity to purchase a home with a huge rental return all set up for instant income. Excellent SMSF Investment as well for income.

Ideal location opposite Halls Head Shopping Centre and a bus stop within 50m from the property, offering plenty of parking with double lock up garage and parking to the front of the property, off road. It is approx. only 1 km to the beach and the Mandurah foreshore so handy to everything.

This great home is set up as a fully compliant share house with 6 individual, high-quality tenants all on their own lease agreements.

The current gross rent is \$1,540pw, \$80,080pa.

Approx Gross Yield 9.4% Approx Net Yield 7.8%

- 6 Bedrooms, 3 bathrooms, 3 WC, fully furnished, 724sqm block
- Beautifully renovated throughout in 2018 - kitchen, bathrooms, laundry, bedrooms, gardens.
- The kitchen is centrally located and has an expansive bench space with breakfast bar, canopy rangehood, stainless steel dishwasher, pyrolytic electric 750mm oven, 900mm induction cooktop, soft close drawers and plenty of cupboards.
- The bathrooms and laundry are all modern.
- Digital locks to all bedrooms
- Includes all furniture and fittings (excluding tenant items) including TV and TV stand in living area, lounge suite, dining suite, table and chairs on patio, 2 fridges, washing machine, beds in each bedroom. (Not as per photos)
- Double lock up garage
- Store room
- Powered 7 x 3 shed - which also provides income
- Auto reticulation and native garden
- Solar hot water and 12 x solar panels providing low power bills.
- Reverse cycle split system air conditioners in most rooms
- Pot belly heater
- Low maintenance
- Fire Certification and HMO Insurance current (House Multiple Occupancies)

Please contact Alison Hobbs for more details and a copy of a video walk around regarding this amazing property on 0416 134 623 as it is a seriously fantastic return and set up perfectly for you to take over.

This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.