

8 Stewart Street, Dowerin, WA 6461

THE AGENCY

House For Sale

Monday, 8 July 2024

8 Stewart Street, Dowerin, WA 6461

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 770 m2

Type: House



Kerrielee Marrapodi
0415472838



Nigel Peters
0407212156

From \$398,000.00

Discover a distinguished investment opportunity in historic Dowerin with this character-filled property reminiscent of the early 1900s. Located centrally, this brick building currently houses the National Australia Bank (NAB), offering a secure and lucrative rental income. ****Property Features:**** - Prime location in the heart of Dowerin, Western Australia.- Character-rich brick building spanning approximately 210sqm.- Leased to National Australia Bank, ensuring stable rental returns.- Well-maintained commercial space with adaptable interiors.- Separate residential component ripe for renovation.- Commercial/Town Residential I zoning under Shire of Dowerin TPS 3. ****Lease Details:**** - Original Lease Start: 13th March 1999.- Current Term Expires: 13th March 2025.- Current Net Rent: \$16,209.96 per annum plus outgoings and GST.- Future Rent Review: March 2025 with potential for market rent adjustment.- Further Option: One additional 3-year term from March 2025. ****Location:**** Dowerin, Western Australia. ****Investment Highlights:**** - Strong rental yield from a reputable tenant.- Potential for capital appreciation in a thriving regional market.- High-visibility location with significant foot traffic.- Ideal for seasoned investors or newcomers seeking secure income.- Includes 770sqm block with commercial and storage facilities. ****Residential Potential:**** This classic Wheatbelt residence offers a unique opportunity for renovation, boasting 141sqm split across two levels. Once refurbished, it promises attractive rental returns in a region with high demand for quality housing. ****Residential Highlights:**** - Ground floor: Approximately 86sqm; Upper floor: Approximately 55sqm.- Layout includes 3 bedrooms, 2 sunrooms, 1 bathroom, and 2 WCs.- Spacious kitchen, scullery (potential for conversion), lounge, and dining room with fireplaces.- Rear garden with vehicle and pedestrian access, complemented by a Colorbond shed for additional storage. ****Don't Miss Out:**** This property presents an exceptional opportunity to invest in Dowerin's heritage while securing a robust financial asset. Contact Nigel Peters on 0407 212 156 or Kerrie-lee Marrapodi on 0415 472 838 today for more information and to arrange a viewing. Feel free to adjust any details or add specific selling points as per your preferences. This version aims to maintain professionalism while highlighting the property's unique features and investment potential clearly. **Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. 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.