

# Lot 13 Elderberry Drive, Baldivis, WA 6171

LOCALE

## House For Sale

Thursday, 14 December 2023

Lot 13 Elderberry Drive, Baldivis, WA 6171

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 390 m<sup>2</sup>

Type: House



Ivano Rizzacasa  
0403354223

## 6 BED DUAL KEY DUPLEX PAIR | \$662,990

Discover an exceptional investment opportunity with our cutting-edge Dual Key Home design, purpose-built with investors in mind. This stunning property offers an array of enticing features that will elevate your investment strategy to new heights:

- 1. Double the Income Potential:** With a total of 5 bedrooms, our Dual Key Home is designed to maximize your rental income. This smart layout comprises two fully self-contained homes, ensuring you can enjoy double the rental returns. Each of the 5 bedrooms is thoughtfully designed to provide comfort and ample living space for your tenants.
- 2. Convenience at Its Best:** Featuring not one, but two fully equipped kitchens and laundry's, this design ensures convenience for both sets of tenants. Tenants will appreciate the added benefit of a double shower, adding a touch of luxury to their living space.
- 3. Privacy for Tenants:** The separated garage and carport between the two homes provide an additional layer of privacy, allowing each set of tenants to enjoy their own independent access and space. This design enhances the appeal of the property, making it more attractive to prospective tenants.
- 4. Outdoor Entertaining Bliss:** Step into the generous alfresco area, the perfect spot for outdoor relaxation and entertainment. This outdoor space adds an element of luxury and comfort to your rental properties, making them even more appealing to potential tenants.
- 5. Investor-Centric Approach:** Our Dual Key Home has been meticulously crafted with the investor in mind. We understand that your primary focus is on returns, and this investment opportunity is geared towards delivering just that.
- 6. Hassle-Free Investment:** The package includes a rent-ready, turnkey solution. We've taken care of all the details to ensure you can start collecting maximum rental returns with ease. No need to worry about the specifics – simply choose your preferred color palate, and you're ready to embark on a journey to financial success. Invest with confidence and secure your financial future with this Dual Key Home. Contact us today to explore how this investment opportunity can be tailored to your specific needs. It's time to enjoy the benefits of double rental income and a hassle-free investment journey. Your prosperous investment venture starts here!

**Welcome to the Best of Baldivis Living!** Prime Location: Baldivis Shopping Centre, Coles, Woolworths, K-Mart, and the local gem Spud Shed cater to your everyday needs. Proximity to Warnbro and Rockingham Train Stations ensures convenient commuting. Easy access to Kwinana Freeway opens doors to seamless travel, connecting you to Mandurah (29km) and Perth (46km). Education Hub: Sheoak Grove Primary, Baldivis Primary, and Baldivis Secondary College, among others, provide quality education. Tranby College and Warnbro Community High School enrich the educational landscape. Health and Well-being: Baldivis Medical Centre, Warnbro Medical Centre, and Baldivis Vet Hospital ensure health services are within reach. Rockingham General Hospital and Fiona Stanley Hospital offer comprehensive medical care. Transport Hub: Strategic train stations and freeway access make regional and city travel effortless. Proximity to major medical centers ensures swift access to health services. Capital Gains Marvel: Baldivis stands tall, ranking 134th in WA for estimated capital gains over the past three years. A remarkable 12.22% capital gain in the past year surpasses the average 35.75% growth within five years. Baldivis shines among the best-performing suburbs in Australia in terms of capital gains. Property Investment Insights: Median home price at \$505,000 and average rent at \$550 suggest a potential 5.66% increase in gross rental yield. Property investors enjoyed a 5.16% gain in the past three months, showcasing Baldivis's consistent growth. Homeowners and investors betting on Baldivis can rest assured, with a substantial 12.22% rise in median home prices. Long-Term Prosperity: Over a ten-year period, Baldivis achieved a 1.95% growth, positioning it as a steady and reliable investment option. Ranked 4053rd on our list, Baldivis is a suburb that savvy property investors should explore. Secure Your Spot in Baldivis – Where Growth Meets Lifestyle! Invest in Baldivis today, a suburb that not only promises excellent returns but also provides a vibrant and welcoming community. Contact us now to unlock the doors to your Baldivis dream! (Data taken from SPI magazine please seek independent financial advice)