

Lot 426 Uluwatu Crescent, Eglinton, WA 6034

House For Sale

Tuesday, 14 May 2024

LOCALE
HOMES

Lot 426 Uluwatu Crescent, Eglinton, WA 6034

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 375 m2

Type: House



Ivano Rizzacasa

0403354223

6 BED DUAL KEY DUPLEX PAIR | \$782,999

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!

Eglinton is a suburb that offers residents not only the convenience of essential amenities but also substantial growth prospects. Here's why Eglinton is a promising place to live and invest:

- Connectivity and Infrastructure:** Eglinton enjoys direct access to Marmion Avenue, making it well-connected to neighboring suburbs and local hubs. The suburb is set to benefit from significant investments totaling over \$531 million in the corridor, including the extension of Mitchell Freeway and METRONET Yanchep Rail Extension. These projects support the expansion of Perth's fast-growing outer northern suburbs, including Butler, Yanchep, Alkimos, and Eglinton. The Freeway extension is scheduled for completion in late 2023, with train services expected to operate in the same year. These critical transport links will enhance access and travel times, benefiting the local community.
- Shopping and Retail:** Eglinton provides essential shopping services conveniently close to home. The Gateway Shopping Precinct, only 4km away, features an IGA supermarket, medical and wellness centers, children's services, and various food stores. For larger shopping expeditions and a wider range of retail options, the city of Joondalup is just 22km from Eglinton, offering major stores like Myer, Rebel Sport, JB Hi-Fi, and more.
- Education:** Eglinton is home to various public and private schools, ensuring families can access quality education. Schools like Alkimos Beach Primary School, Northshore Christian Grammar School (K-12 by 2023), and Alkimos College (7-12 by 2025) are nearby, providing educational choices for children.
- Real Estate Market:** Eglinton presents a robust real estate market with 167 houses available for sale. The median property price for a house is currently \$495,000, with annual capital growth of 12.24%. Over the past 12 months, there were 136 house sales in the suburb, with houses typically spending an average of 15 days on the market. For investors, Eglinton offers attractive rental yields, with houses currently achieving a yield of 6.07% and an average median rent of \$570 weekly. Houses in Eglinton have experienced solid growth in the past quarter (5.32%) and over the past 12 months (12.24%).
- Population and Lifestyle:** Eglinton covers approximately 15 square kilometers and boasts 7 parks, covering nearly 21.7% of the total area. The suburb has seen significant population growth, with a 127.9% increase from 2011 to 2016. The predominant age group in Eglinton is 20-29 years, making it a dynamic and diverse community. Households in Eglinton are primarily couples with children, and the majority are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

Investment Potential: With its strategic location, strong infrastructure investments, quality education options, and growth in both population and real estate, Eglinton presents an attractive proposition for both residents and investors. Explore the opportunities and lifestyle that Eglinton has to offer!

Data taken from SPI magazine please seek independent financial advice)

Disclaimer: The land advertised in this package is not owned by Locale Homes and must be purchased from the owner. The land may no longer be available at the time of your enquiry. The house design may need to vary to comply with design guidelines, DAPs, estate covenants or any other land developer requirements. Any costs for these changes will be

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