

Lot 435 Vaughan Crescent, Forrestdale, WA 6112

LOCALE

House For Sale

Friday, 15 March 2024

Lot 435 Vaughan Crescent, Forrestdale, WA 6112

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 372 m2

Type: House



Ivano Rizzacasa
0403354223

6 BED DUAL KEY DUPLEX PAIR | \$794,990

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!

Discover Forrestdale: A Hub of Convenience and Connectivity!

Retail Haven at Cockburn Gateway: Forrestdale residents enjoy a short 9km drive to Cockburn Gateway, a shopping haven with 170 stores anchored by popular retailers like Aldi, BIGW, Coles, Kmart, and Woolworths. The shopping precinct boasts a diverse range of attractions, including financial institutions, telecommunication companies, and renowned fashion and jewellery brands.

Effortless Travel Connections: Perth Airport is a quick 25-minute drive away via Tonkin Highway, providing easy access for fly-in-fly-out workers, interstate travellers, and those seeking a stress-free journey. Jandakot Airport, just a short 15km drive on Armadale Road, adds to the convenience for air travel.

Cockburn Central Station: A 14-minute drive takes residents to Cockburn Central Station, offering seamless commuting options through frequent trains and buses. Future developments include the Cockburn-Thornlie train link, enhancing connections to the East of Perth.

Strategic Road Network: Forrestdale is strategically positioned with easy access to major arterial roads. The entrance to Kwinana Freeway is a six-minute drive, allowing a quick 30-minute commute to Perth CBD or easy travel south to Mandurah, Bunbury, and beyond. Tonkin Highway, Armadale Road, and Nicholson Road provide additional seamless commute options in all directions.

Real Estate Insights: Forrestdale's capital gain of -5.65% in the past year indicates higher resilience compared to its -50.08% growth within a five-year period. The median home price in Forrestdale is \$618,000, with an average rent of \$620, offering property owners a potential 5.22% increase in gross rental yield. A 0% gain in Forrestdale based on recent median home prices reflects stability in the local property market. Over a ten-year period, Forrestdale recorded a growth of 34.75%, positioning it as an area of interest for property investors. Invest in Convenience and Connectivity in Forrestdale! Seize the opportunity to reside in Forrestdale, where convenience meets connectivity. Whether you're drawn to the retail attractions, seamless travel options, or strategic road network, Forrestdale promises a lifestyle of ease. Contact us today to explore the real estate possibilities and invest in the heart of convenience.

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 paid for by the purchaser. Images and floor plans that have been shown are for illustration purposes only. Photographs and floor plans may not be truly representative of final designs. Some fixtures, features and landscaping may not be supplied by the builder so please call the agent for full information. ☒