

Lot 7 Glamour Way, Mandogalup, WA 6167

LOCALE

House For Sale

Monday, 29 January 2024

Lot 7 Glamour Way, Mandogalup, WA 6167

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 313 m²

Type: House



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DUAL KEY DUPLEX PAIR | \$679,990

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 4 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!

More designs available on request

Invest in Mandogalup – Uncover Potential in Every Corner

Explore the investment opportunities that Mandogalup has to offer:

- Education and Recreation:** Proximity to Honeywood Primary School and future planned primary school enhances the appeal for families. Access to Murdoch University and South Metro Tafe caters to educational needs.
- Recreation and Amenities:** Less than 10 minutes away, Cockburn ARC provides a range of recreational facilities, including pools, water slides, sports stadium, and fitness studios. 13 planned parks within Florence offer green spaces, and nature reserves and pristine beaches are easily accessible.
- Retail and Dining Hub:** Cockburn Gateway Shopping City, Harvest Lakes Shopping Centre, and a weekly farmer's market provide abundant retail and dining choices. Over 170 specialty stores, including major retailers, are less than 10 minutes away.
- Transportation and Connectivity:** Aubin Grove train station, Transperth buses, and easy access to the Kwinana Freeway ensure seamless connectivity. Ideal for commuters and those seeking quick road access.

Investment Snapshot: Mandogalup offers 30 houses for sale with an average of 33 days on the market. Rental yields for houses are currently 4.65%, with a median rent of \$635 weekly. The suburb covers approximately 6.9 square kilometres, with 10.6% dedicated to parks.

Demographics: The population of Mandogalup experienced a slight decline of 13.6% from 2011 to 2016. Predominantly occupied by single parents, the community has a mix of occupations. Mandogalup stands as an investment gem, promising both residential comfort and potential returns. Contact us today to embark on your investment journey in Mandogalup!

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.