

**12/36 Piesse Street, Boulder, WA 6432**

**Professionals**

**Townhouse For Sale**

Tuesday, 2 July 2024

12/36 Piesse Street, Boulder, WA 6432

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Townhouse**



Team Platinum  
0890809200



Larissa Todd  
0890809200

**\$199,000**

Invest in peace of mind with this 2-bedroom, low-maintenance property located in a gated complex. With a secure lease already in place, this is a prime opportunity for guaranteed returns. Features include: • 2 x Bedrooms upstairs (both with walk in robes) • 1 x Bathroom & toilet upstairs • Balcony off main bedroom • Evaporative air conditioning for cooling • Electric hot water & cooking • Open plan living, kitchen & dining downstairs • Low maintenance, private courtyard • Communal laundry right next door • Council rates - \$2,000 approx. pa • Strata levies - \$2,974.80pa - • Water rates - \$285 approx. pa - • Currently tenanted until 2nd March 2025 at \$430 per week Call us today to arrange an inspection! \*\*Conjunctionals Welcomed Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Perspective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.