

**6/70 Waldron Boulevard, Greenfields, WA 6210**



**Townhouse For Sale**

Friday, 17 May 2024

6/70 Waldron Boulevard, Greenfields, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 121 m2**

**Type: Townhouse**



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## UNDER OFFER

Fantastic opportunity for the astute entry level investor with this well-located 2 Story Townhouse in popular development opposite Waldron Reserve Park. Currently tenanted to Great tenant at \$450 per week until 25/05/2025 still presents a good return on investment and watch gain in Capital Growth as the Market is Boiling in the area. Some of the main features on offer are:

- Upstairs Living with Balcony Views
- Split System Air Conditioner
- All bedrooms upstairs with semi-ensuite bathroom
- Master Bedroom has access to Balcony
- Downstairs Kitchen/dining and Living
- Single Lock-up Garage
- 2nd toilet and laundry nook of Garage
- Private Rear Courtyard with Garden Shed
- Plenty of Storage
- The list goes on.....
- Council Rates - \$1,800 per annum approx.
- Water Rates - \$1,300 per annum approx.
- Strata Levies - \$405 per quarter

Hurry to secure this neat and tidy investment opportunity or great holding investment for future use for the owner occupier that can wait 12 months before moving in. Viewings strictly by appointment due to tenancy.