10/9 Dellar Place, South Kalgoorlie, WA 6430
Unit For Sale

Wednesday, 10 July 2024

10/9 Dellar Place, South Kalgoorlie, WA 6430

Bedrooms: 3　　**Bathrooms: 2**　　**Parkings: 2**　　**Area: 231 m2**　　**Type: Unit**

Iris Haynes
0420471461

$419,000

Step into the future of urban living with this newly built townhouse, located for the ultimate convenience. This contemporary gem offers a fantastic opportunity for first home buyers or investors alike, as the home requires low maintenance.3 bedrooms, each equipped with built-in robes, and two modern bathrooms plus 2 living areas. If entertaining is your niche then you will be impressed with the large A-frame patio right out the back of the open plan kitchen, living and dining area. What is awaiting you:•3 bedrooms, all with built in robes•2 Living areas•5 Reverse cycle air-conditioners•Main bedroom with walk in robe and ensuite•Modern family bathroom combined laundry•Double carport•Large A-frame outdoor entertaining area•No strata fees until all construction is completed•Easy maintenance gardens and lawn•Powered garden shed•Generator Inlet to house – perfect for a power cut•Gated complex•Unit was completed November 2022With a rental appraisal of $680 - $700 per week, this property represents an attractive investment opportunity or a luxurious place to call home. Plus, enjoy the benefit of no strata fees until all townhomes are completed, adding to the appeal of this remarkable property. The important investor figures:•Rental Appraisal $680-$700 per week•Gross Rental Yield over 8.5%•Council rates: $2,658.55 pa•Water rates: $275.72pa•Currently no strata until completion of all townhouses•Estimate for strata fees of between $1,500 - $2,000 per annum.Seize the opportunity to elevate your lifestyle- inquire today and make this exceptional townhouse yours! Contact Iris Haynes 0420 471 461. Note: Buy at today prices, move in or rent out later. settlement is not before September 2024Council rates: $2,658.55 paWater rates: $275.72pa