

1/27 Wirl Buru Gardens, Cable Beach, WA, 6726



House For Sale

Friday, 15 November 2024

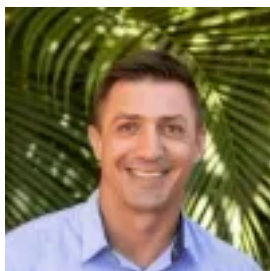
1/27 Wirl Buru Gardens, Cable Beach, WA, 6726

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Giles Tipping
0891922122

Your Perfect Beachside Investment

** BUYER NOTICE**

ADVERTISING PHOTOGRAPHY WAS TAKEN IN 2018. BUYERS WHO ARE UNABLE TO PHYSICALLY INSPECT THE PROPERTY PRIOR TO MAKING AN OFFER ARE ADVISED TO BOOK A VIDEO INSPECTION WITH THE AGENT.

With a secure Government backed lease returning \$1,200 per week and locked in until 19th September 2025, this modern townhouse at 1/27 Wirl Buru Gardens is an ideal opportunity for both investors and those seeking a low-maintenance lifestyle in one of Broome's most sought-after locations. Located just a short walk from the iconic Cable Beach, this two-storey property boasts an open-plan design, quality finishes, and stunning sunset views, all within easy reach of the beach and local amenities.

The spacious ground-floor living area features high-quality floor tiling, providing a sleek and durable surface that flows seamlessly into the modern kitchen, designed for functionality and ease of use. The kitchen is well-appointed with contemporary fittings and fixtures, making it a perfect space for entertaining or everyday living. Upstairs, the home is fitted with modern vinyl plank flooring, adding a touch of warmth and style to the private sleeping quarters. Large windows throughout the home allow natural light to flood the space, while the strategic use of louvre windows ensures excellent ventilation and airflow, keeping the home cool and comfortable year-round.

One of the standout features of this property is the breathtaking sunset views across to the Cable Beach dunes, offering an idyllic setting to unwind at the end of the day. The outdoor space is just as impressive, with a fully fenced, low-maintenance yard, ideal for lock-and-leave living. There is also undercover parking for two vehicles, as well as a lockable storeroom, providing added security and convenience.

Currently leased to a quality government tenant at \$1,200 per week, this property provides an excellent rental return, making it a solid addition to any investment portfolio. With the ongoing demand for quality rental properties in the area, this townhouse offers a secure and profitable investment opportunity.

Whether you are looking for a modern coastal home or a strong-performing investment, this property offers the best of both worlds. Take advantage of this prime location, just a short stroll to the pristine sands of Cable Beach and all that Broome has to offer.

ESSENTIAL DETAILS:

- Shire: \$3,322 approx. pa
- Water: \$1,564 approx. pa
- Strata: TBA
- Leased to 19/09/2025 at \$1,200

To find out more or to arrange a private inspection, contact us today. Don't miss your chance to secure this exceptional property in Cable Beach!