

101 Mercury Street, Kewdale, WA 6105

THE AGENCY

House For Sale

Thursday, 9 January 2025

101 Mercury Street, Kewdale, WA 6105

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 663 m²

Type: House



Paul Brookes
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INVITING OFFERS

****Currently receiving rental income of \$50,440 per annum – a fantastic investment opportunity. Leased until 13/6/2025 @ 970.00 per week****Nestled on a generous 663 sqm of Green Title land in the peaceful suburb of Kewdale, this 4-bedroom, 1-bathroom home offers endless potential for both homeowners and savvy investors alike. With the **BIG RENTAL YIELD** this property is producing it is a standout opportunity for investors seeking immediate returns, with plenty of room to enhance or extend the dwelling further and is ripe for renovators also. The home features three good-sized bedrooms, a cozy front lounge with solid hardwood flooring, and a versatile sleep-out which is currently serving as a fourth bedroom but would also suit a home office, or studio. With ample space to expand and personalize, the only limit is your imagination. This property is ideally situated in an postcode on the rise, with the world class Belmont Forum now redeveloped, you'll be just moments from a variety of new dining options, shops, and entertainment, making it a highly desirable location. For those looking to unwind, the tranquil surrounds of Tomato Lake is just a street away and is the centre point of the suburb. Location is always the key... less than 10 minutes to the Crown Entertainment Complex, the magnificent Optus Stadium and Swan River foreshore, with DFO shopping precinct in the next suburb makes this an even more attractable proposition for future growth. Whether you're looking for a prime investment property with solid returns or a project to renovate and make your own, this home offers exceptional value in a location that's continuing to grow. For prompt further information including viewing times, please contact your long term LOCAL DISTRICT selling agent Paul Brookes on 0408940156. Service with a smile! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.