

18 Songlark Loop, Djugun, WA, 6725



House For Sale

Sunday, 3 November 2024

18 Songlark Loop, Djugun, WA, 6725

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Giles Tipping

0891922122

Prime Investment in Fantastic Location

****PROPERTY IS LEASED TO GROH (GOVERNMENT REGIONAL OFFICER'S HOUSING) UNTIL MARCH 2025 AT \$1,050 PER WEEK.**

Welcome to this stunning 3-bedroom, 2-bathroom home nestled in one of Djugun's most popular streets. This contemporary residence offers a perfect blend of comfort, style, and practicality, making it an ideal choice for families, investors, or anyone seeking a peaceful retreat.

As you step inside, you'll be greeted by a fully tiled interior that exudes elegance and is easy to maintain. The spacious open-plan kitchen seamlessly connects to the living and dining areas, creating a warm and inviting space for family gatherings or entertaining friends. Modern split-system air conditioning ensures year-round comfort, keeping your home cool during the warmer months and cozy in winter.

The large rear yard provides ample space for kids to play, gardening enthusiasts, or hosting outdoor gatherings. With generous side access for vehicles, you'll have plenty of room for your boat, trailer, or additional parking.

Located just a stone's throw from the local primary school, this home is perfect for families looking for convenience and accessibility. The Djugun area is known for its friendly community vibe and proximity to parks, shops, and recreational facilities.

Currently leased to a quality government tenant, this property offers immediate rental income. At settlement, you have the option to take vacation possession or extend the lease with the existing tenant, providing flexibility based on your needs.

This beautiful home is a rare find in a sought-after location, combining modern living with investment potential. Whether you're looking to make it your own or seeking a lucrative rental opportunity, 18 Songlark Loop is a must-see.

Don't miss out on this fantastic opportunity! Contact us today to arrange a viewing or to learn more about this incredible property. Your new home awaits!

ESSENTIAL DETAILS:

- Council Rates: \$3,502 approximately per annum
- Water Rates: \$1,564 approximately per annum
- Land Area: 622 sqm
- Year Built: 2014
- Leased to GROH at \$1,050 per week until 05.03.2025

*The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.

For further property details or to arrange a private inspection please contact Giles Tipping and Monica Cowen on 0499 322 120 or email monica.cowen@raywhite.com.