

2 Thomson St, Boulder, WA, 6432

House For Sale

Thursday, 28 November 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Iris Haynes

0420471461

Affordable 4-Bedroom, 2-Bathroom Home – Perfect for First Home Buyers, or Investors!

If you're searching for a reasonably priced 4x2, this property presents the perfect opportunity to secure a modern, functional home on a modest budget.

Whether you're stepping into the market, or looking to expand your investment portfolio, this home is ideal!

Here's what you can look forward to:

- 4 Bedrooms: Master bedroom includes a walk-in robe, while the others have built-in robes.
- Updated Ensuite: With double basins.
- Family Bathroom: Featuring a shower-over-bath combination, ideal for families.
- Comfort: Equipped with split system air-conditioning and ceiling fans
- Modern Kitchen: Boasting an island bench
- Open Plan Living: A light-filled, open layout to suit your lifestyle.
- Laundry Room: Practical and neat
- Outdoor Living: Covered entertainment area
- Secure Yard: Lush lawns and fully fenced
- A 6m x 3m shed (approx.)
- Double carport behind sliding gate
- Rainwater tanks for eco-friendly water usage.
- Connected to natural gas.

All set on a 451m² low-maintenance block, this transportable home was established here in 2017 (approx.) and is beautiful presented.

Investor Appeal: This property offers an estimated rental yield of 9%, making it a standout option for savvy investors.

Investor Figures:

- Council Rates: \$2,943 (2024–2025)
- Water Rates: \$270 per annum
- No Strata Fees
- Rental Appraisal Around \$750 per week (November 2024)

Don't miss this exceptional opportunity! Contact Iris Haynes today at 0420 471 461 to arrange an inspection or learn more about this fantastic property.

Make your move today - affordable homes like this don't last long!