

**249 Forrest St, Kalgoorlie, WA, 6430**

**House For Sale**

Monday, 28 October 2024

249 Forrest St, Kalgoorlie, WA, 6430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Iris Haynes

0420471461

## Renovate and Reap the Rewards – House with Granny Flat

Here's a perfect chance to take on a renovation project while earning rental income from the granny flat!

In today's market, finding centrally located properties under \$300,000 is rare –but here's your opportunity to get a house and a granny flat on a spacious 1,002m<sup>2</sup> block.

What's waiting for you:

Main House:

- 3-bedroom weatherboard home
- Spacious living area
- Updated kitchen
- Older-style bathroom
- One indoor toilet
- Outdoor laundry
- Patio

Studio/Granny Flat:

- Open plan room with kitchen
- Bathroom with shower and toilet
- Electric hot water system

Additionally, there are two sheds on the property with lane access, and established trees offer shade. There's also plenty of room for a larger shed and extra parking.

The total current rental is \$500 per week. Currently a private lease with no long-term lease agreement. You could move into the house and renovate while continuing to rent out the granny flat to a long-term tenant.

- Council rates: \$2189.80 pa approx.
- Water rates: \$285.00 pa approx.

Interested? Contact Iris Haynes to arrange a viewing today!