

**7/305 Chapman Rd, Bluff Point, WA, 6530**



**Unit For Sale**

Saturday, 30 November 2024

7/305 Chapman Rd, Bluff Point, WA, 6530

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Brett Giles

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## New to Market

Ready to supercharge your investment portfolio? Look no further - this is the game-changing property you've been waiting for!

3 bedrooms, 2 bathrooms, single level townhouse with very spacious outdoor areas, You will be impressed once you step inside and see the quality and design features for yourself. Located near the Ocean, less than 2kms from the heart of Geraldton's thriving CBD.

With unbeatable features - low-maintenance, prime location, and meticulously cared for - this property is the ultimate addition to your investment strategy.

And the best part? A reliable tenant is already in place until July 2025, ensuring a steady stream of rental income with zero headaches. Just buy, profit, and let the cash flow in - it's that simple!

Opportunities like this don't come around often - don't let this one slip away - seize the moment and make your next move today!

### Features Include:

- 3 bedrooms, 2 bathrooms
- Open Plan living
- Built in robes in the bedrooms
- Loads of storage in the kitchen
- Air conditioning throughout
- Pergola at the back
- Neat and tidy gardens to enjoy
- Double garage

### Location:

- Rundle Park and St Georges Beach 350m
- St Lawrence Primary School 450m
- Bluff Point Primary School 1.1km
- Bluff Point Shopping Precinct 1.2km
- Geraldton CBD 3.3km

### Extras:

- Council Rates - \$2,600 per annum
- Water Rates - \$1,560 per annum approx
- Strata Fees - \$1,020 per annum
- Tenanted Until July 2025 for \$570 per week

Call Brett Giles from Ray White Geraldton to Register Your Interest Today!!