

Sold



40A Lawson St, Bentley



PRIME INVESTMENT OPPORTUNITY: CURTIN PROXIMITY, LUCRATIVE RETURNS

HOME OPEN CANCELLED

Are you a savvy investor looking for your first investment property, that can deliver strong rental returns with little maintenance? Then this is for you.

Conveniently situated within a short walk of Canning College, Curtin University and local amenities like IGA, this property caters to diverse investment options. It's ideal for short-stay rentals, student accommodation, long-term leasing or inclusion in a self-managed superannuation fund residential asset.

The current owner has successfully secured long-term student tenants, yielding \$180-\$300 per week per bedroom, totalling over \$910 per week (\$47,320 per year).

Alternatively, for buyers seeking a residence, change the front bedroom

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Price SOLD for \$570,000

Property Type Residential

Property ID 49

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

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into a theatre or media room and create an additional living space as an alternative to the open plan kitchen, living and dining area that flows seamlessly to the outside entertaining and backyard spaces.

Be quick to view, as this property will be in high demand due to its proximity to Curtin University and easy access to Perth CBD, the airport, and industrial areas like Welshpool & Kewdale. Don't miss the chance to own in a rapidly growing suburb.

For more details or a no-obligation appraisal, reach out to listing agent Lee Tamblin

Key features

- * Large front bedroom or theatre/media room
- * Open plan kitchen / family / games room
- * Well-appointed kitchen with ample cupboard space and a convenient breakfast bench
- * Gas cooktop, electric oven, microwave recess and a sizeable fridge recess
- * Good size master bedroom with full high sliding robe doors and an ensuite bathroom
- * Two good size minor bedrooms, one with built in robe
- * Tastefully designed bathroom, a sleek glass shower and modern vanity
- * Separate laundry for added convenience
- * Ducted evaporate air conditioning
- * Gas storage hot water system
- * Private and low maintenance back yard
- * Double garage
- * Additional parking space for at least 1 car
- * Generous 334sqm block
- * Built in 1990
- * HUGE short term rental income

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.