

Brabham, 53 Partridge Street

SECOND CHANCE !!! STYLISH & CONVENIENT LIVING - AN INVESTOR'S DREAM!

Proudly presented by Jason Chan

This modern 3-bedroom, 2-bathroom home in Brabham offers both comfort and investment appeal. Built in 2016, it's perfect for owner-occupiers or investors seeking a strong rental return. Currently tenanted until June 2025 at \$650 per week, with an estimated rental return of \$660-\$680 per week, this property provides immediate cash flow and peace of mind. Tenant willing to move out earlier if buyer requested.

Inside, the separate kitchen features a 900mm gas stove, electric oven, dishwasher, and ample storage. Marble tile flooring flows through the living areas, while plush carpets add comfort to the bedrooms. Split-system air-conditioning in 2 bedrooms and the living area ensures year-round comfort.

3 2 2

For Sale
From \$590,000

View
ljhooker.com.au/5F9DFFB

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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(08) 9473 7777

The master bedroom features his and hers walk-in robes and a stylish ensuite, while the two additional bedrooms are spacious and comfortable. Outside, the fully covered, low-maintenance backyard is ideal for relaxing or entertaining.

Key Features:

- * Built in 2016 | Land size: 225 sqm | Build size: 114 sqm
- * 3 bedrooms, 2 bathrooms, double garage
- * Modern kitchen with 900mm gas stove, electric oven, and dishwasher
- * 3 split-system air-conditioning units
- * Solar panels for energy efficiency
- * Fully covered, low-maintenance backyard
- * NBN connected
- * Tenanted until June 2025 at \$650 per week - strong investment opportunity

Prime Location:

- * Byfield Park basketball court: 300m
- * Brabham Primary School: 550m
- * Whiteman Edge Village Shopping Centre: 900m
- * Bus stop: 54m

Outgoings:

- * Council Rates: \$2,092.81 (FY 2024-2025)
- * Water Rates: \$1,040.52 (FY 2023-2024)

This property offers a fantastic investment with long-term tenants in place. Brabham is a growing area with great potential.

For more information, contact Jason Chan on 0422 171 869.

Disclaimer: All information is sourced from reliable channels, but we cannot guarantee its accuracy. Prospective buyers are encouraged to conduct their own investigations.

More About this Property

Property ID	5F9DFFB
Property Type	House
House Size	114 m²
Land Area	225 m²
Including	Air Conditioning Solar Panels

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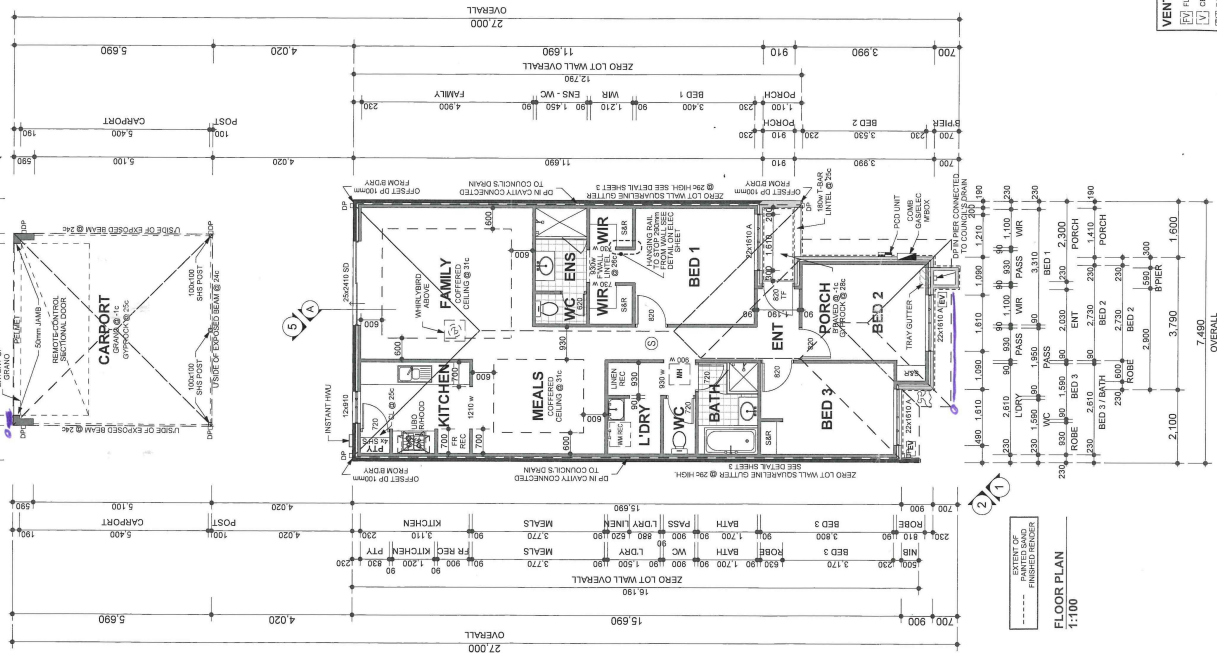


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BUILDING AREA	
HOUSE	113.88
CARPORT	31.30
PORCH	2.40
TOTAL	147.58 m ²
PERIMETER	
HOUSE	48.96

GENERAL NOTES:
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SUBJECT TO 6 STAR ENGINEERS & SITE QUOTE VARIATIONS