



34 Balgore Way, Carey Park

Investment Opportunity with Strong Rental Return

All Offers Considered, Guiding Low \$500,000s

If you're looking for an affordable investment with a tenant already in place and a strong rental return, 34 Balgore Way, Carey Park deserves your attention.

Currently leased at \$560 per week until 23 January 2027, with the rent increasing to \$590 per week from 25 October 2026, this property offers income from day one and an attractive rental return at this price point.

Built in 1950 and positioned on an easy care 310m² block, this three bedroom home offers plenty of character, a practical layout and low maintenance living.

The kitchen provides good bench and storage space, basic appliances and a separate large walk in pantry, complemented by the kitchen's unique booth style dining area.

The front lounge includes split system air conditioning and a ceiling fan, while the bathroom features a double shower and vanity with

3 1 0

FOR SALE

Please Call

AGENTS

Helen Povey
0409 295 259
helen.povey@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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.



good storage.

Outside, the low maintenance backyard and covered entertaining area provide additional living space, while the brand new Colorbond front fence and gate add privacy, security and street appeal.

Property highlights:

Three good sized bedrooms
Functional kitchen with separate walk in pantry
Unique booth style dining area
Front lounge with split system air conditioning and ceiling fan
Bathroom with double shower
Covered outdoor entertaining area
Low maintenance backyard
Enclosed front yard and private porch
Brand new Colorbond front fence and gate
Lease in place until 23 January 2027
Approximately 6.14% yield
Council rates approximately \$2,566.08 p.a.
Water rates approximately \$1,346.38 p.a.

With a tenant already secured, an upcoming rental increase and a price now guiding in the low \$500,000s, 34 Balgore Way presents an opportunity for investors looking for an established property with immediate income and future flexibility .

Contact Helen Povey at LJ Hooker Property South West for further information or to arrange a viewing.

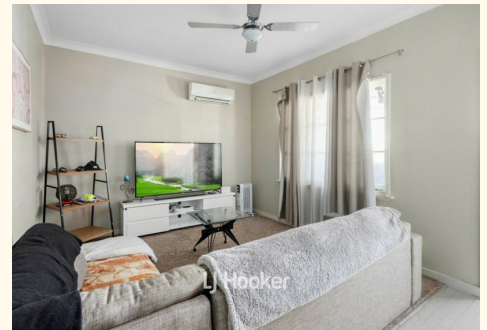
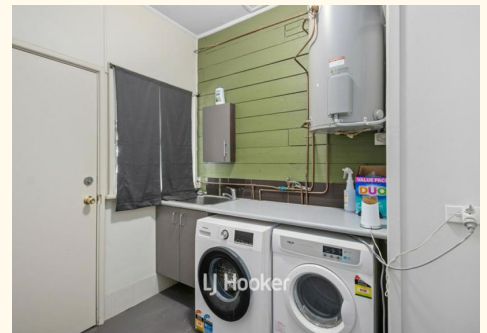
Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1BDWHND
Property Type	House
Land Area	310 m2
Including	Toilets (1)

Helen Povey 0409 295 259
Licensed Real Estate Agent | MHRM |
helen.povey@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



34 BALGORE WAY, CAREY PARK, WA 6230

▼ Ground Floor



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

