

Dayton, 144 Arthur Street

Investor's Dream Revamped: Modern Cashflow Haven

Presented by Jason Chan

Welcome to 144 Arthur Street, Dayton -a contemporary investment gem that seamlessly blends modern design with unbeatable profitability. Nestled on a low-maintenance 223 sqm block in the thriving Dayton community, this three-bedroom, two-bathroom residence is a rare find for savvy investors or those seeking a hassle-free rental opportunity. Approved under the National Rental Affordability Scheme (NRAS) until 2026, it's primed to deliver steady income and generous incentives once tenanted. Fresh and modern-this is your chance to secure a great yield property in a high-demand location.

Step inside to a sleek, open-plan layout where the kitchen, dining, and living areas flow effortlessly-an ideal setup for tenants craving functionality and style. The kitchen stands out with stone benchtops, gas cooking with a trendy rangehood and a double fridge recess. The master bedroom offers a mirrored built-in robe and a private ensuite, while two



For Sale
From \$590,000

View
ljhooker.com.au/5G0UFFB

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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

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additional bedrooms each with built-in robes, provide flexible living options. A split-system air conditioner keeps the main living space comfortable year-round, ensuring tenant satisfaction with minimal upkeep.

Outside, practicality meets appeal. The enclosed courtyard patio is paved and low-maintenance-perfect for tenants to enjoy without the burden of a large yard. A second courtyard off the laundry adds convenience for washing, and a double lockable garage with rear lane access and storage, paired with ample visitor parking on Arthur Street, seals the deal. Built in 2016, this home is designed for efficiency and longevity, making it a standout choice for investors.

Key Features:

- * Built: 2016
- * Land Area: 223 sqm | Layout: 3 bedrooms, 2 bathrooms
- * Living Areas: Open-plan kitchen, dining, and living area
- * Kitchen: Modern with stone benchtops, gas cooking, rangehood, double fridge recess, pantry.
- * Master Bedroom: Mirrored built-in robe and private ensuite
- * Additional Bedrooms: Two spacious rooms with built-in robes
- * Comfort: Split-system air conditioning in main living area

* Outdoor Features:

- o Enclosed paved courtyard patio
- o Secondary laundry courtyard
- o Double lockable garage with storage and rear lane access
- o Ample visitor parking on Arthur Street

- * Extras: Gated side entrance for added security

Prime Location:

Positioned in the heart of Dayton's hotspot, 144 Arthur Street offers tenants unbeatable convenience:

- * Walking distance to parklands
- * Minutes from Swan Valley's charm
- * Close to Caversham Village, Brabham's mega-retail precinct, and Midland Gate
- * Easy access to major highways and public transport

Rental Potential:

- * Rental Potential:
 - Estimated NRAS Rental: \$509.60 per week (under NRAS, until 2026)
 - Estimated Market Rental: \$700- \$730 per week
 - NRAS Incentives: Up to \$11,000+ p.a. (tax-free, indexed to inflation-verify with your own due diligence)

Outgoings:



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* Council Rates: Appx \$2000.00 (24/25)

* Water Rates: \$995.28 (2023/24)

* Strata Fee: \$238.30 quarterly

Why 144 Arthur Street?

This isn't just a property - it's a cashflow engine in the making. Approved under NRAS until 2026, it offers the potential for strong rental returns and annual government incentives, all wrapped in a low-maintenance, modern package. Whether you're an investor looking to grow your portfolio with minimal effort or planning for future personalization post-NRAS, this Dayton gem offers immediate appeal and long-term potential. Opportunities like this - combining prime location and financial perks - are snapped up fast.

An inspection will showcase its value, so don't miss your chance to claim this modern investment haven. Contact listing agent Jason Chan today via call or text at 0422 171 869 to arrange a viewing or for more details. Act now - your profitable future awaits!

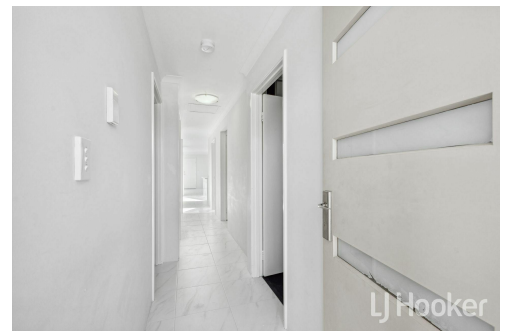
Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.

More About this Property

Property ID	5G0UFFB
Property Type	House

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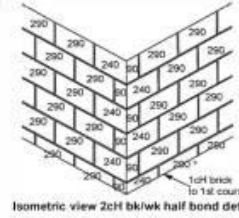
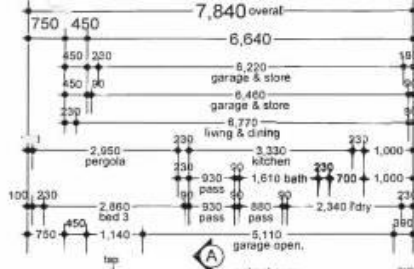


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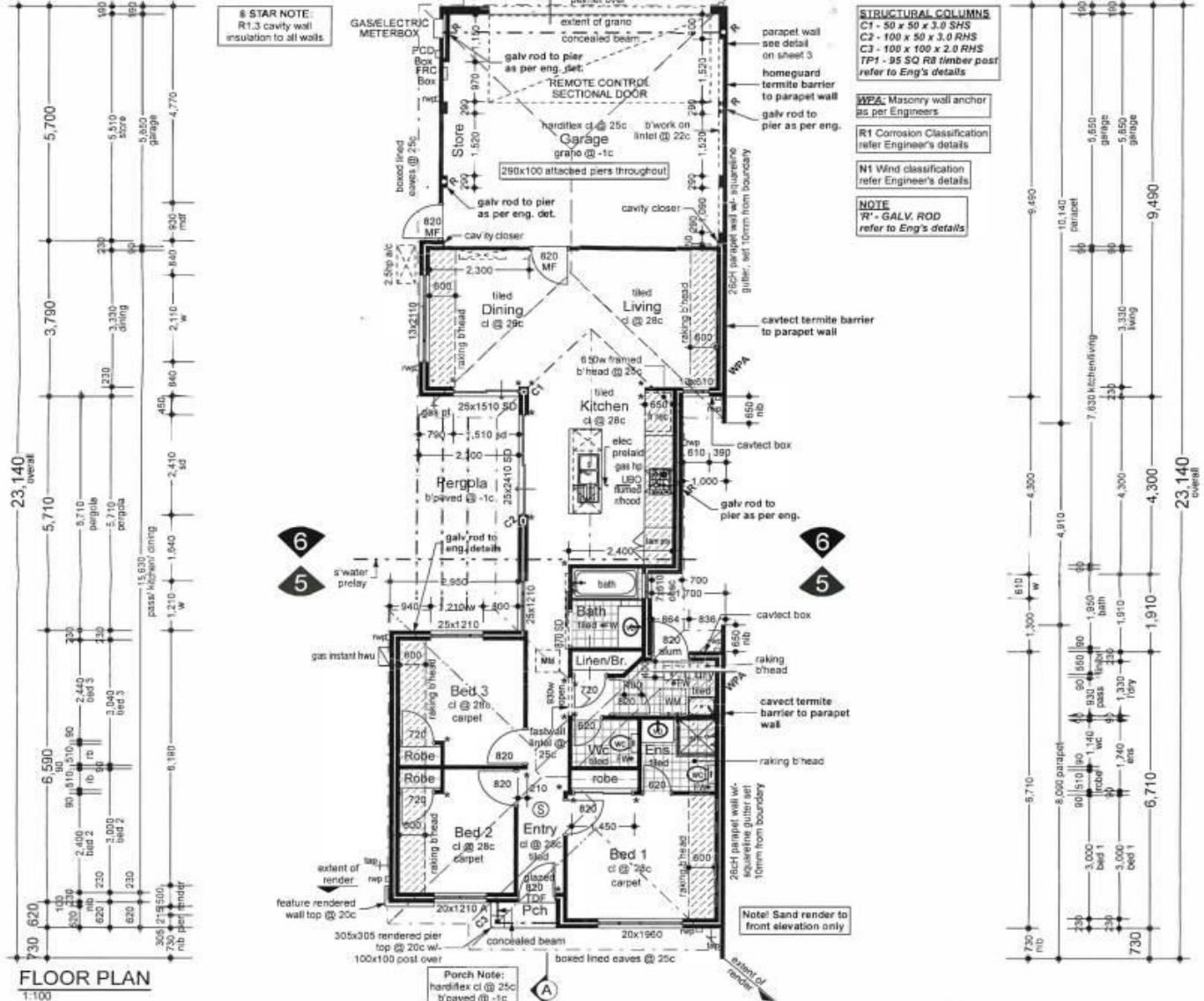
GENERAL NOTES:

- Check all dimension on site prior to construction
- R4.1 insulation to internal ceilings & garage only
- 2c face b'work throughout unless otherwise noted
- Shelf & rail @ 1700 all to robes
- 4 equal shelves to linen & pantry (where applicable)
- FH Vinyl sliding doors w/ cornice soffits to robes & linen (where applicable) unless noted otherwise
- Metal beads ** to all trafficable corners
- Final position of exhaust fans & rainwater pipes (rwp) will be determined on site to suit roof frame members
- Homeguard termite protection to garage walls



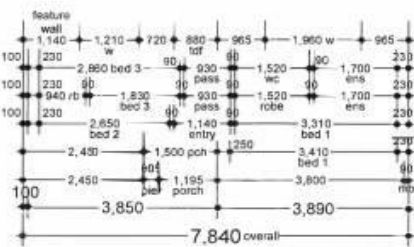
6 STAR NOTE:
R1.3 cavity wall insulation to all walls

- STRUCTURAL COLUMNS**
C1 - 50 x 50 x 3.0 SHS
C2 - 100 x 50 x 3.0 RHS
C3 - 100 x 100 x 2.0 RHS
TP1 - 38 SQ RM timber post refer to Eng's details
- WPA:** Masonry wall anchor as per Engineers
- R1** Corrosion Classification refer Engineer's details
- N1** Wind classification refer Engineer's details
- NOTE**
R* GALV. ROD refer to Eng's details



ENGINEERING NOTES:

- Plans to be read in conjunction w/ engineer's details
- Refer to engineer's details for tie down requirements
- Roof holding down straps to be built into brickwork at max 1200 centres and fixed over roof purlins
- Longreach bricks over internal/external door and windows with openings greater than 1600 and/or less than 3c brickwork above (including T-bar)
- Screws fixed at sliding door heads to lintel/T-bar over
- Galvanised rods to isolated piers throughout as engineer's details



REVISED

DATE: 13 MAR 2016

APPROVED BY: [Signature]

CITY of SWANSEA

FILE NO: 12/144/2016

NO. 2

DATE: 09/03/16

NAME: SJP

AREAS		
	Area	Perimeter
PORCH	0.93	4.24
GARAGE/STORE	38.76	24.96
HOUSE	99.18	56.90
TOTAL	138.87 m²	86.10 m

Scale as shown on A3

DANMAR HOMES

Registered Builder No: 9032 ABN 38 059 497 773
Level 1/470 Scarborough Beach Road Osborne Park WA 6017
P.O. Box 1814, Osborne Park DC WA 6916
Tel (08) 9445 7833 Fax (08) 9445 7933
www.danmarhomes.com

House type: Type B

Proposed residence

For: TAN

Lot No: 12 (#144)

Arthur Street
Dayton

This plan forms part of the documents as noted below

Contract-

Final Plans-

Clients:

Date:

Builder:

Variations:

V/C No.	Date/Dwn.	Chkd.
6 Star	03/03/16 NF	NF
Eng's check	09/03/16 SJP	MM

Sheet 1 of 9

Job No: 9578

Current Date: 05/05/16

Drawn	Date	Chkd.
SJP	15/11/15	LY

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