



## Highgate, 22/156-158 Lincoln Street

Invest in Your Future! Prime Portfolio Opportunity

Calling all astute investors! Prepare to supercharge your portfolio with this exceptional opportunity at 22/156 Lincoln Street, Highgate. Your path to wealth creation starts here.

**Proven Rental Income:** This property has a proven rental income stream. Tenanted till June 2024. Sit back and watch your investment grow.

**Strategic Location:** Highgate is a hotspot for renters, thanks to its proximity to the city, entertainment hubs, and essential amenities.

**Low Maintenance:** Say goodbye to unnecessary upkeep. This property is designed for hassle-free management, saving you time and money.



### For Sale

From \$320,000

### View

[ljhooker.com.au/3MWCFGJ](http://ljhooker.com.au/3MWCFGJ)

### Contact

**Katie Lawley**

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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.

**LJ Hooker City Residential**  
(08) 9325 0700

Strong Investment Potential: Highgate is a thriving suburb with a strong demand for rental properties. Expect solid returns and potential for capital growth.

Whether you're a seasoned investor or new to the game, this property is a smart addition to your portfolio. Highgate offers a welcoming neighborhood, ensuring tenant retention and long-term rental success.

What we love:

- \* Superstar location with it's proximity to the CBD
- \* Well maintained development with under cover parking and storeroom
- \* Modern kitchen
- \* Internal European style laundry
- \* Great size bedroom with built in robe
- \* Tenanted to June 2024
- \* Strong Yield at approx 6% with option for growth
- \* Ideal first time investment buy
- \* Allocated Parking

- Council Rates \$1,653.27 p.a.
- Water Rates \$1,031.55 p.a.
- Strata Admin \$287.49 pq
- Strata Reserve \$235.32 pq
- Total Area 66sqm
- Internal 44sqm
- Balcony 5sqm
- Carpark 13sqm
- Storeroom 4sqm

Unlock the door to financial prosperity with 22/156 Lincoln Street. This investment gem is poised to deliver steady returns.



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# More About this Property

Property ID	3MWCFGJ
Property Type	Apartment
House Size	66 m²
Including	Air Conditioning Intercom Balcony Gym Built-in-Robes Secure Parking Remote Garage

**Katie Lawley 0448 682 624**

Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

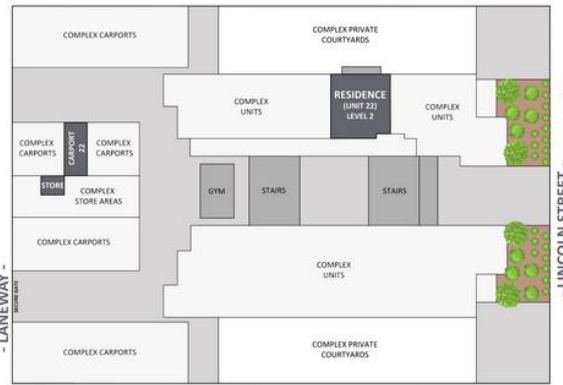
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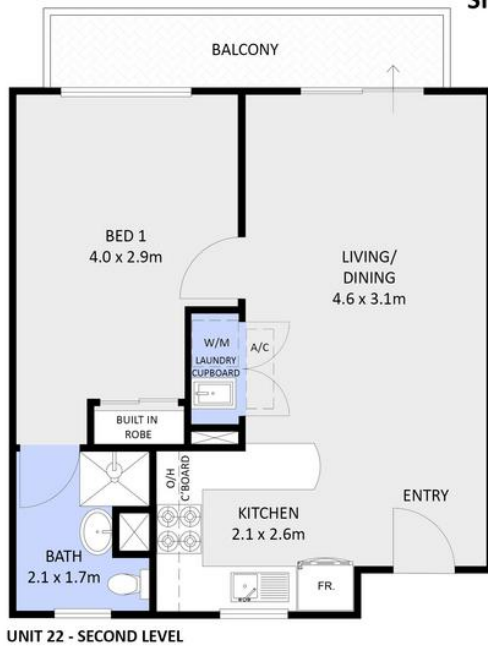


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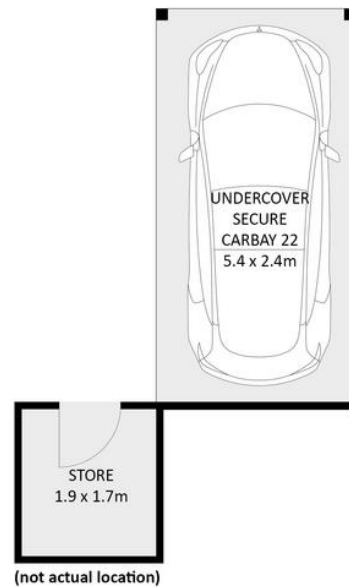
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**SITE LOCATION PLAN**



**UNIT 22 - SECOND LEVEL**



22/156 Lincoln Street, Highgate, WA 6003

Katie Lawley 0448 682 624

Living size: 44m<sup>2</sup> Carbay: 13m<sup>2</sup>  
Balcony: 5m<sup>2</sup> Store: 3m<sup>2</sup> Total size: 65m<sup>2</sup>

1 Bedroom, 1 Bathroom, 1 Car space



The above plan is an artist's impression only, it includes elements that are for display purposes only and may not be to scale. Measurements do not take into account wall thickness. Landscaping shown is indicative only. Dimensions are approximate. Drawings are only to be used for display purposes. Bookings: contact@jarraaddesign.com



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