



44A Lionel Street, Kalgoorlie

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## Must see this rare opportunity

- maintenance investment in prime central location

Looking for a secure, easy-care investment in the heart of Kalgoorlie? This well-presented 2-bedroom, 1-bathroom unit offers outstanding convenience with plenty of options.

Currently leased at \$500 per fortnight until 12/01/2027, this property is perfect for investors seeking reliable returns in a high-demand location. This low-maintenance property is a perfect option should you want a low risk investment property or if you are starting out in the property market and would like a large block with a blank canvas.

Featuring an open-plan kitchen, living and dining area, inviting front courtyard perfect for entertaining, and a convenient location less than a 5-minute walk to the CBD and shopping centre. This unit is ideal for small families, couples, or company accommodation.

### Main Features:

- 2 bedrooms | 1 bathroom (incl. laundry)
- Open-plan kitchen/living/dining
- Single uncovered parking bay
- Walking distance to shopping centre & CBD
- Built 1978

### FOR SALE

Please Call

### AGENTS

Jay Nicolaou  
0408 929 655  
jay@ljhvicpark.com.au

### AGENCY

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

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.



- Leased at \$500 per fortnight

A fantastic set-and-forget investment in a highly convenient location.

Contact Jay Nicolaou on 0408 929 655 for more information or to arrange a viewing.

- \* **DISCLAIMER:** While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only.

## MORE DETAILS

Property ID                    5GYRFFB  
Property Type                House

**Jay Nicolaou 0408 929 655**  
| [jay@ljhvicpark.com.au](mailto:jay@ljhvicpark.com.au)

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**TOTAL: 94 m2**

1st floor: 94 m2

EXCLUDED AREAS: COVERED PATIO: 12 m2, PORCH: 8 m2, CARPORT: 20 m2,  
WALLS: 8 m2

Measurements Of Doors, Windows, Rooms And Any Other Item Are Approximate And No Responsibility Is Taken For Any Error, Omission, Or Misstatement.

**Shane Cullen**  
PHOTOGRAPHY

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 **LJ Hooker**