



46A Helm Street, Maddington

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Potential Build and Retain Opportunity - Securely Leased Property in Maddington

An excellent opportunity to secure a residential property in the growing suburb of Maddington, offering immediate rental income with a fixed lease in place at \$700 per week until 25 November 2026.

On a 688m2 Strata Lot – Street Front – No Strata Fees - Zoned R30.

Situated in a convenient and established residential area, this property provides a low maintenance lifestyle and is positioned close to key local amenities including schools, shopping centres, public transport options and major road links. The location continues to attract strong tenant demand, making it a solid addition to any investment portfolio.

The residence is designed for practical living, featuring a functional layout with light filled interiors and modern finishes. It's easy care nature appeals to both tenants and investors seeking long term reliability and minimal upkeep.

With a secure lease already in place, this property offers peace of

FOR SALE
PRICE REDUCTION! OFFERS IN THE LOW \$700's

VIEW
By Appointment

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Morgan Ramasamy
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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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mind and predictable returns from day one eliminating vacancy concerns and providing consistent cash flow.

Key highlights:

- 3 Bedroom 1 Bath
- Formal Lounge and Separate Dining Room
- Kitchen/Meals Area
- 4 Split System Air Conditioners
- Solar Panels and Gas Storage Hot Water System
- Fully Fenced yard
- Single Carport
- Currently Leased at \$700 per week
- Lease secured until 25/11/2026
- Quiet, Convenient location
- Close to school, shops and transport
- Ideal for Owner-Occupiers or Investment

For further information contact Dahlia Rechichi - 0418 920 742 or Morgan Ramasamy - 0450 008 638.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	2PAJ00
Property Type	House
Land Area	688 m2

Dahlia Rechichi 0418 920 742

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