



## South Hedland, 11/13 Rutherford Road

Solid Returns Modern and Secure Investing @12 % ROI !

If you are looking for an investment that is a modern 4x2 Colour bond property built in 2011 then this one with a fantastic 12% return until July 2025 is a great option to secure with an ongoing lease.

Set in a complex that is low maintenance with the features that make it a better option than most.

With double under cover parking and crim mesh security you will have security and safety.

There is a secure storage room if and when needed.

The undercover living area extends out from the open plan living for ease of living and entertaining.

Internally the property is generous with an open plan living , modern kitchen with all stainless steel appliances and plenty of storage and bench space as needed.

Split system air-conditioning and tiled flooring throughout the living areas will keep this



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/17CHZW](http://ljhooker.com.au/17CHZW)

**Contact**  
**Lisa Jones**  
0407 196 689  
[lisa.jones@ljhooker.com.au](mailto:lisa.jones@ljhooker.com.au)

**Caine Otley**  
0400 565 425  
[caine.otley@ljhooker.com.au](mailto:caine.otley@ljhooker.com.au)



**LJ Hooker Hedland**  
**(08) 9140 1284**

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property cool year round. and hardwearing.

All 4 rooms have built in robes providing plenty of storage , carpet rooms and Split ACs. the main bedroom has an ensuite to compliment this great family friendly home.

The main bathroom is complimented with a bath separate to the shower .

This property is currently leased with one of the mining companies and presents as a neat and tidy investment .

Water rates \$\$1,564.13

TOPH rates \$2605.13

Strata fees \$1,232.20 Per quarter

\* previous marketing photos used in promotion.

To make any enquiry contact Lisa 0407 196689

[lisa.jones@ljhooker.com.au](mailto:lisa.jones@ljhooker.com.au)

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 17CHZW  |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 301 m2  |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced |

**Lisa Jones 0407 196 689**

Sales Agent | [lisa.jones@ljhooker.com.au](mailto:lisa.jones@ljhooker.com.au)

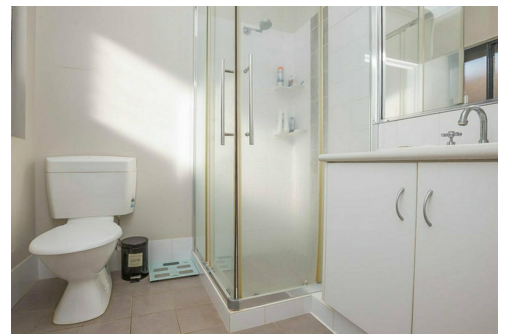
**Caine Otley 0400 565 425**

Principal | Licensee | [caine.otley@ljhooker.com.au](mailto:caine.otley@ljhooker.com.au)

**LJ Hooker Hedland (08) 9140 1284**

1/4 Edgar Street, PORT HEDLAND WA 6721

[hedland.ljhooker.com.au](http://hedland.ljhooker.com.au) | [hedland@ljhooker.com.au](mailto:hedland@ljhooker.com.au)



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