



3/11 Brooks Avenue, Waroona

SECURE 12-MONTH TENANCY | NO STRATA FEES | LARGE BACKYARD

2 Bedrooms | 1 Bathroom | 1 Carport | Large Backyard

**INVESTORS —SECURE YOUR NEXT INVESTMENT WITH A
TENANT ALREADY IN PLACE!**

If you're looking for an affordable investment with rental income already secured, 3/11 Brooks Avenue in Waroona is well worth a look.

With a tenant secured for the next 12 months, this neat and comfortable two-bedroom unit offers an appealing combination of low-maintenance living, a generous private backyard and no strata fees.

Set within a quiet complex of just four units, the property is conveniently located within walking distance of Waroona town centre, shops, schools and parks, making it an attractive option for tenants and investors alike.

Inside, the open-plan living and dining area provides a comfortable central space, while the kitchen offers good bench space, storage and

2 1 1

FOR SALE

\$430,000 All Offers Presented

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Mandurah

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Interested parties must rely solely on their own enquiries.



a view across the backyard.

Both bedrooms are generously sized and feature built-in robes and ceiling fans. The living area is equipped with split-system air conditioning for year-round comfort, while the bathroom includes a bath, shower and vanity.

Outside is where this property really stands out. The large private grassed backyard offers far more outdoor space than you would typically expect from a unit, with plenty of room for entertaining, gardening, children or pets. A covered alfresco area provides an ideal spot to enjoy the outdoors.

WHY INVESTORS WILL LOVE IT

Tenant secured for 12 months

Immediate rental income

Estimated rental return of \$450—\$490 per week

NO STRATA FEES

Quiet complex of only four

Generous private backyard

Covered alfresco area

Two good-sized bedrooms

Built-in robes and ceiling fans

Split-system air conditioning

Single carport plus storage room

Walking distance to town, schools, shops and parks

Affordable entry into the Waroona property market

OUTGOINGS

Shire Rates: Approx. \$1,852 p/a

Water Rates: Approx. \$1,312 p/a

Strata Fees: \$0

This is a particularly appealing opportunity for investors wanting a tenant already in place, no strata fees and the potential for long-term rental appeal.

Don't miss this one —contact us today to arrange an inspection.

Outgoings

Shire Rates: Approx. \$1,852 per annum

Water Rates: Approx. \$1,312 per annum

Strata Fees: \$0

Estimated Rental Return

\$450—\$490 per week

Contact:

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LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

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MORE DETAILS

Property ID 4TEGFF2
Property Type DuplexSemi-detached
Including Air Conditioning
Toilets (1)
Built-in-Robes
Fully Fenced

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