



9 Eliza Way, Ravenswood



COMPLETED JANUARY 2026, LEASED AT \$650PW – A RARE POST-BUDGET INVESTMENT OPPORTUNITY

For investors seeking the benefits of a newly built property without the delays, uncertainty and escalating costs of construction, this is an opportunity worth considering.

Completed in January 2026 and leased to a quality tenant at \$650 per week until 26 February 2027, this near-new home offers immediate rental income from settlement—with the building process already completed and the tenant already in place.

Importantly, this is the property's first sale and it has been occupied for less than 12 months. Based on the Australian Government's currently announced 2026 negative-gearing reforms, the property may qualify as an eligible new build, potentially preserving negative-gearing and capital gains tax benefits that may no longer be available to purchasers of established residential property.

Eligibility will depend on the final legislation and each purchaser's

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Price Offers Over
\$799,000

Property Type Residential

Property ID 1525

Land Area 424 m²

AGENT DETAILS

Matilda Downard - 0429960431

OFFICE DETAILS

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circumstances. Buyers should obtain independent taxation, financial and legal advice before making an investment decision.

PROPERTY FEATURES

- Near-new home completed in January 2026
- First sale since construction
- Leased at \$650 per week until 26 February 2027
- Immediate rental income with an established tenant in place
- Master bedroom positioned at the front with a walk-in robe and private ensuite
- Three additional bedrooms with built-in robes
- Versatile fifth room suitable as a study, home office or theatre
- Main bathroom with a separate bath
- Open-plan kitchen, living and dining area at the rear
- Contemporary kitchen with dishwasher, gas cooktop and electric oven
- Reverse-cycle ducted air conditioning
- Easy-care wood-look hybrid flooring throughout
- Double garage with secure parking for two vehicles
- Reticulated lawns and gardens
- Potential depreciation benefits associated with a recently constructed property, subject to specialist advice - 2026
Depreciation schedule included with sale

LOCATION

Positioned between South Yunderup and Pinjarra and within easy reach of Mandurah, Ravenswood offers an appealing combination of space, community and convenient connections.

Freeway access is only minutes away, making travel towards Perth or Bunbury straightforward while allowing residents to enjoy a more relaxed riverside lifestyle.

The property is within a short drive of local schools, parks and playgrounds. The Murray River, its walking trails and the well-known Ravenswood Hotel are all nearby. Mandurah Forum is approximately 16 minutes away, while both Mandurah and Pinjarra town centres provide convenient access to shopping, services and everyday

essentials.

A completed, income-producing property with potential new-build tax status is a rare combination—and timing may be important under the proposed 12-month occupancy requirement.

Inspections are available by appointment only. To respect the tenant's privacy, appropriate notice is required.

Contact Exclusive Selling Agent, Matilda Downard on 0429 960 431.

DISCLAIMER

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Information concerning the proposed negative-gearing and capital gains tax reforms is general in nature and does not constitute taxation, financial or legal advice. The relevant legislation and detailed eligibility requirements may not yet be finalised. Prospective purchasers must make their own enquiries and obtain independent professional advice regarding the property's eligibility and their individual circumstances.

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