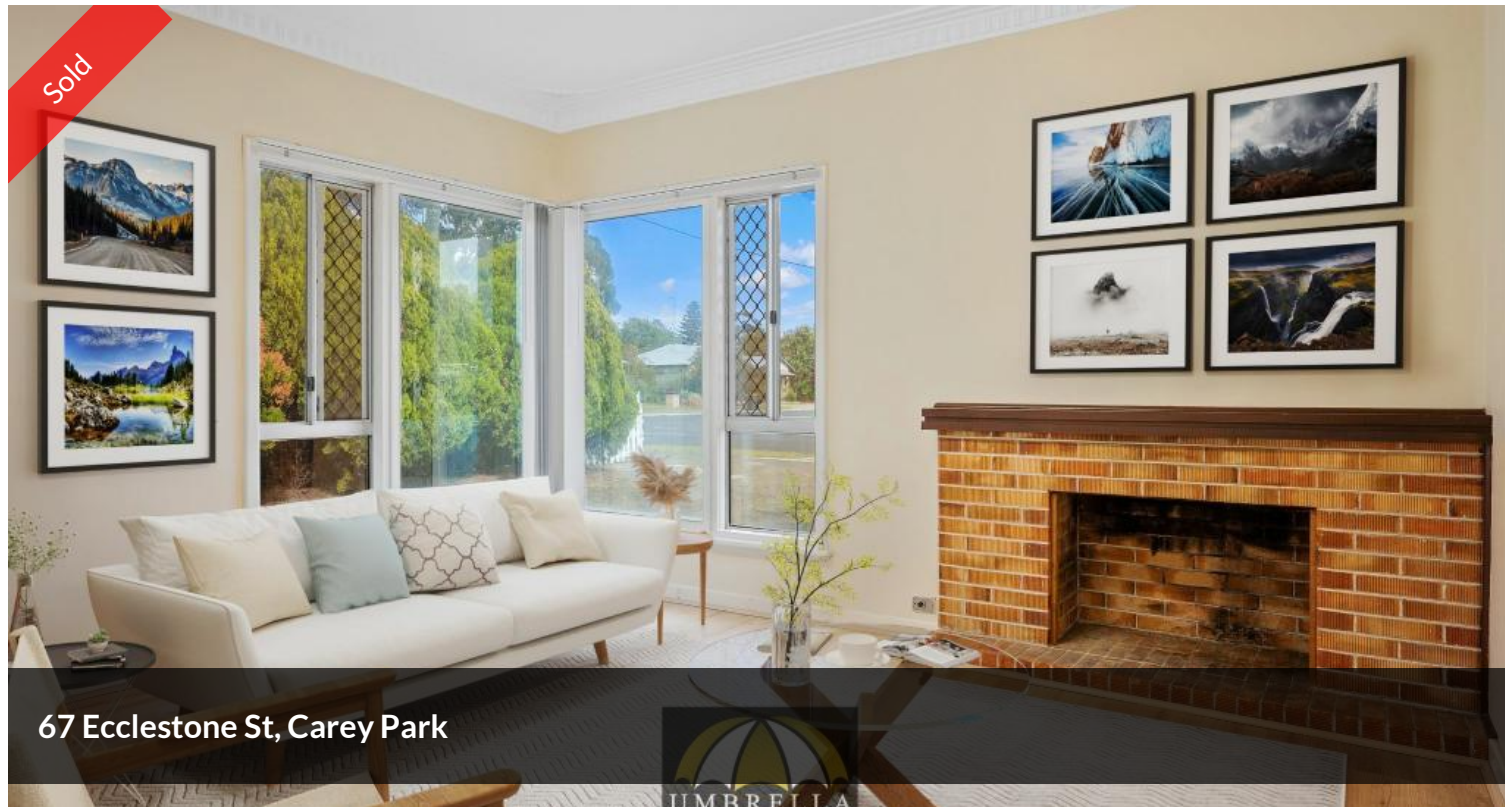


Sold



UMBRELLA



## INVESTORS THIS UNIQUE OPPORTUNITY WILL NOT LAST LONG

This property offers an amazing opportunity:

\*8%+ Return on Investment (if purchased at \$390,000)

\*Subdivision potential - zoned R20/30 you can subdivide (STCA).

Located in the heart of Carey Park this offers convenient living with the Carey Park Primary literally across the street, Frankel Street Shops a 1 minute drive, Parks Centre shopping centre just a 5 minute drive away.

This property offers two rental incomes one from the front house with rear patio and yard and the other from the Granny flat. The main living area has a wood fire combustion heater and a split system. There are new floating floors installed throughout and the master bedroom has a large built-in.

3 2 2 838 m2

Price	SOLD
Property Type	Residential
Property ID	948
Land Area	838 m2

### AGENT DETAILS

Celestine Pfuhl - 0435 824 123

### OFFICE DETAILS

Umbrella Realty  
1/98 Stirling Street East Bunbury  
WA 6230 Australia  
(08) 9779 9990



The granny flat offers separate side access and parking, a generous kitchen, bathroom and well sized bedroom.

Currently tenanted with a combined rental income of \$600 per week.

With so much potential this home will not last long.

Contact Celestine for more information 0435 824 123.

Council Rates Approximately \$2,349.32 per annum.

Water Rates Approximately \$1,219.76 per annum.

Umbrella Realty would like to state that no representation or warranties of any nature within this advertisement are given, intended, or implied. Any interested parties should rely on their own inquiries.

Note that this listing has virtual furniture. Images of furniture are for illustration purposes only

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