

Sold



9 Merlot Way, Pearsall



### NRAS INVESTMENT It PAYS you!! - or Fantastic...

4 Bedrooms, 2 Bathrooms, Double Garage and a Theatre room all finished in quality fittings - Total Class!

This beautiful home has been lived in for less than 3 years and will make the ideal Investment (see below) or for you to move straight into with nothing to be done!!

Master bedroom with coffered ceiling, Air-Con, Walk-in-Robe and quality ensuite (Wall-to-Wall shower, Stone benches, porcelain basins and 4 cupboards!)

Robes in all bedrooms

Theatre room

Main Bathroom with Separate Bath/Shower/wc with pivot showers, porcelain basins, feature tiles, stone benches and plenty of cupboards

Open Plan Family/Dining/Kitchen with downlights and fully tiled

Great Kitchen - Double sink, fan forced oven, gas hotplates (5 burner), overhead cupboards, pantry and Dish Washer Recess

Separate Laundry with Linen cupboard, storage cupboards, and inset Laundry basin with Stone Benches

Paved and Covered Alfresco for entertaining

Fully Reticulated low maintenance gardens and lawn

Alarm

Front Motion sensor

2 Reverse Cycle air conditioners (Living and Master Bedroom)

3 Antenna and 2 Phone points

Double automatic Garage

This quality house is just waiting for you to move in and call home or with NRAS makes an ideal investment

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<b>Price</b>	SOLD for \$480,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1059
<b>Land Area</b>	383 m2
<b>Floor Area</b>	152 m2

#### Agent Details

Stan Horsman - 0418 949 875

#### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



This property is an NRAS approved property, so an astute investor can pick up this

great investment property even though the scheme was retired at the last government budget. If you don't know about the scheme, it was launched to provide cost effective rental properties (20% discount which you claim as a loss on your tax!) in return for a TAX FREE ANNUAL PAYMENT currently at \$10,661 p/a indexed annually for a total original term of 10 years (7 full years remaining)

Currently tenanted by the original tenant and returning \$384/week = \$480 without NRAS (lease expires 4/4/2015 with a tenant that would love to sign a new lease), and with the tax free government payment to the investor is applied to the investment cash flow, the investment is cash flow positive.

If you are an experienced or first time investor, buy this investment before someone else does! NRAS approved investment property rarely changes hands and is now a retired scheme.

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