



**24 Elstead Way, Balga**



**\*\*UNDER OFFER\*\* WOW - 809m<sup>2</sup> - \$430/w 5 year...**

**\*\*UNDER OFFER\*\*** A massive "potential" triplex at 809 sqm - rented for an impressive \$430/w with a 5 year lease. The house has been done up fantastically and has many great features! It's also in a great location just minutes from the shops, next to the tafe and just minutes from the new proposed light rail (the government has announced they planning on putting a train line directly from Balga to the city).

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1083
<b>Land Area</b>	809 m <sup>2</sup>

**Agent Details**

Stan Horsman - 0418 949 875

**Office Details**

Wanneroo  
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 Australia  
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- Totally re-furbished
- Rendered front
- 6 car secure garage (which could make a great workshop)
- Ducted evap air-con + 2 split R/C A/c's
- Swimming pool with water-feature
- Down-lights through-out
- Modern kitchen
- Built in robes in all bedrooms
- Massive secure back extension that would make a great room for ANY purpose!
- Great out-door entertaining area with large patio
- Fully reticulated gardens

This house presents very well and the rental returns reflect this. With a dedicated tenant on a 5 year lease paying \$430 per week the returns on your investment are much greater than the typical house in the area and after the lease you have the choice of developing this huge "potential" triplex block and would end up with a much larger villa than on the typical 728m<sup>2</sup> block.

This is to be sold by Sunday 2nd June so if you're interested in this fantastic investment with a future development gold mine - contact me today

All figures approx (except my phone number)

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