



## Unit 6, 40 Moran St, Boulder



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Well situated at the front of a complex of six units and close to the Boulder precinct. This low maintenance, neat and tidy one bedroom, one bathroom unit is perfect for the savvy investor.

There is open plan living leading into a well-equipped kitchen, gas stove and plenty of cupboards for storage ducted air conditioning with a combined bathroom/laundry.

The unit has an electric hot water system and a gas bayonet for heating. A car bay is allocated at the front of the units.

### Features

- 1 bedroom
- Bathroom/Laundry
- Strata
- Ducted Air conditioning
- Gas Bayonet for heating
- Small Shed
- Land Size: 118m<sup>2</sup>
- Floor Size: 44m<sup>2</sup>
- Built: 2008
- 1 Car Bay

 1  1  1  118 m<sup>2</sup>

Price	\$199,000
Property Type	Residential
Property ID	4529
Land Area	118 m <sup>2</sup>
Floor Area	44 m <sup>2</sup>

### Agent Details

Tracey Clarke - 0406 671 720

### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



- Strata \$379.05 Quarterly
- Market Value Rent: \$430 to \$450 per week.

Call or Email Tracey Clarke for more information 0406 671 720 or  
[tracey@urbanwa.com.au](mailto:tracey@urbanwa.com.au)

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