



For Sale



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688.0m²

Secure Investment Returning Approx 6.7%

Positioned to deliver immediate rental income with a long-term tenancy already in place, this well-maintained property presents an excellent opportunity for investors seeking strong returns and reliable cash flow. Currently leased until June 2027 at \$450 per week, the property offers an attractive gross rental yield of approximately 6.7% based on the asking price of \$350,000.

Situated on a generous 688sqm parcel of land, the home offers three bedrooms, one bathroom and an open plan living and dining area, complemented by a functional kitchen and split system air conditioning for year-round comfort.

Outside, the property provides a practical and low-

PRICE

\$350,000

ADDRESS

26 Wheelock Way, Morgantown, WA 6701

AGENTS

Will McKenzie - 0419919590

tm@professionalsgeraldton.com.au

Professionals Geraldton

34 Chapman Road, Geraldton WA 6530

0899652000

www.professionalsgeraldton.com.au/1424306



Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

