

Sold



5, 73 Baler Ct, Hammond Park



Seize the Dream: Unmatched Style and Opportunity at Unit 5/73 Baler Ct

Discover a rare gem in Hammond Park with this impeccably maintained and feature-rich three-bedroom, two-bathroom townhouse. Offering an enviable 5%–6% potential rental yield in a market with limited supply, this property is an attractive proposition for savvy investors and a dream home for first-time buyers or downsizers.

Investment & Lifestyle Highlights:

- Impressive Rental: A potential rental return of \$650 per week
- Low Strata Fees: Well-managed by the strata with fees under \$300 per quarter, enhancing affordability and appeal for all.
- Contemporary Living: Boasting modern fixtures and

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275 m2

Price	SOLD
Property Type	Residential
Property ID	198
Land Area	275 m2

Agent Details

Tony Wrobluskie – 0407
655 429

Office Details

Advantas Property Group
Suite 13/3 Statesman
Parade Baldivis, WA, 6171
Australia
0895 680 960

fittings, high ceilings, and extra-large bedrooms, it's designed for comfort and style.

- South-Facing Balcony & BBQ Kitchen: Enjoy relaxation and entertainment with a built-in BBQ, outdoor space, and a south-facing balcony offering serene views.

Desirable Hammond Park Location:

- Community & Accessibility: Cherished for its community atmosphere and easy access to the city, making it a prime location for residents and tenants alike.
- Natural Beauty & Amenities: Close to the lush Hammond Park and local conveniences, the suburb offers a balance of natural charm and urban facilities.

Well-Maintained & Ready to Enjoy:

- Proactive strata management ensures the property and surroundings are in pristine condition, promising a hassle-free living or investment experience.

For Investors and Homeowners Alike:

- A strategic choice for investors and a perfect abode for first home buyers or those downsizing who desire a balance of luxury and practicality.
- The combination of high yield, modern amenities, and a sought-after location makes it a must-consider option in today's market.

Experience the Unique Appeal:

- Feel the fear of missing out on a high-yield investment and embrace the joy of a home that promises relaxation and a high-quality lifestyle.
- Be quick to seize this opportunity that caters to both your financial goals and desires for a comfortable, stylish home.

Contact Tony Wrobluskie now on 0407655429 to secure a private viewing!

A property like this will not last long!

Disclaimer:

The information provided in this listing is intended for general guidance only and has been prepared to the best of our knowledge. It is deemed reliable but not guaranteed. All interested parties are advised to carry out their own due diligence and investigations to satisfy themselves regarding all aspects of the property, including but not limited to its condition, legal status, and compliance with local laws and regulations.

Measurements, features, and amenities listed are approximate and should be independently verified. Rental appraisal figures are estimates based on current market trends and are subject to change.

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