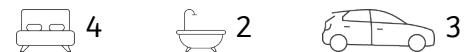




A Gold Mine For The Right Investor.



28 Criollo Pde, Baldivis

FROM \$340,000

Price Reduced on this large versatile family home / Investment in Baldivis.

If you're looking for the perfect Investment property or family home then look no further!

The modern (CIRCA) 2013 built home, is located in the most sought after area of Baldivis, which is a hugely popular location for the most concerning buyers in the region.

The property features 4 bedroom, 2 bathroom Price to sell, this large versatile family home with 2 separate kitchens, this property has been purposely built as a dual living rental property, but still has the versatility of been used as a complete single household by simply removing a few internal lockable doors.

The property has been separated into two separate 2 bedroom 1 bathroom units and Both tenants are willing to stay as long as possible, which furthermore makes this a perfect investment opportunity.

Keep it as a great investment property or return it to a large family home by just simply removing 3 internal doors, you decide.

You have 4 great options on purchasing this home:

Property ID: L867027

Property Type: House

Garages: 2

Open Parking: 1

Will Trainer

0414 934 693

will.trainer@canningtonnras.rh.com.au

1. Leave it as it is and get 2 separate rental incomes as an investment, that currently includes the 2 NRAS credits. This would currently provide a gross income of approximately \$38,500 Per year.
2. Retain one to live in yourself and keep one as a rental to help pay mortgage potential gross rental of approximately \$19,200 Per year.
3. Retain one to live in and use the other for your elderly parents to live in – PLUS your Parents can also potentially qualify as an NRAS tenant enabling you to retain the NRAS TAX Free incentive. approximately \$11,000 Per year TAX FREE
4. OR Remove the internal doors and return it back to a 4-bedroom house for your large family

Located, with easy access to the Kwinana freeway close to beautiful parks, new schools, medical centres, shopping centre, what's not to love about this great location.

Currently Both tenants are on a periodic lease and would love to say if possible.

Property features include:

- 4 good size bedrooms
- 2 good size bathrooms with large double sized shower
- 2 toilets
- 2nd kitchen
- 2 Reverse cycle Air Conditioning
- Gas hot water
- Large double garage.
- Large front entrance
- Stainless Steel appliances to both kitchens

- Walk in robes to 1 bedroom.

The NRAS (National Rental Affordability Scheme)

The National Rental Affordability Scheme is an Australian Government commitment to invest in affordable rental housing. The scheme addresses the shortage of affordable rental housing by offering tax free financial incentives to investors, so that the dwellings can be rented out to low and moderate – income households at below current market rates for a period of 10 years.

HOW DOES NRAS WORK?

Under the National Rental Affordability Scheme, Investors receive a tax-free incentive per annum, currently the 20/21 NRAS year is paying \$ \$11,270.59 (indexed Annually) for each approved dwelling, rented at 20% below current market rent for a 10-year period from when it was activated.

In certain markets, compared with a traditional property investment the tax free incentive can provide a better cash return than charging the current market rent on the property.

The property has approx. 2 NRAS years left and for further details please contact me.

Please email me to arrange a viewing or call Will .Trainer on 0414 934 693