



58 Bottlebrush Drive Kiara, WA

 3
  1
  2

## MUST BE SOLD!! EXCELLENT FIRST HOME AND PHENOMENAL INVESTMENT COMBINED!!

Be sure to add this large 696sqm zoned R20 into your investment portfolio for future rewards as this opportunity is becoming increasingly scarce! The existing home is a classic charmer with a comfortable living area, Three generous sized bedrooms and one bathroom plus so much more.

This is a great investment opportunity for you to live in, rent out or let time do the work. In close proximity to everything including the local MCQ Supermarket, schools, shops and restaurants, this fantastic block is waiting for a new owner. It could be yours now. Step up and make an offer now!

Features include:

- \* Great size block with a total land area of 696sqm
- \* Duplex potential block Zoned R20
- \* Walking distance to the local shops, restau

**Price:** MID TO HIGH \$300,000'S

**Council Rates:** \$2,100.00/year (approx)

**Water Rates:** \$1,173.00/year (approx)



**Sabrina Minic**

0433 299 908