



137 Throssell Street, Northam

4 2 2

**New Low Price!**

Asking price reduced by a massive \$37 000, from \$365 000 to \$328 000. It's a bargain!

Could you buy a vacant block of land, then do the site works, retaining walls, fill and compaction, then build a house and finish it off with window treatments, light fittings, floor coverings, patio, paving, garden shed or workshop, then the expensive garden landscaping with reticulation, lawns, plants and trees; for less than this property's asking price of \$328 000?

And it could get worse; if it's a rental investment property you're planning on building, you could have it sit vacant for a month or two while you secure a suitable tenant applicant. That could be a \$3 000 loss of revenue.

Why not buy ready made?

137 Throssell Street already has a stable tenant on a fixed term lease to April 2018 paying \$340 per week.

The house has 4 bedrooms, 2 bathrooms, 2 living areas, an alfresco patio area, double lockup garage, rear brick paving and retaining walls sitting on an easy to care for 706sqm block of land.

How easier could it be to get into a, or add this to your, residential investment portfolio?

706 sqm

**\$328 000**

ID# 11866100269



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