



## 24 Cassia Street, RANGEWAY, WA 6530

### Character, Comfort and a Reliable Investment

Set on a generous 809sqm, fully fenced block, this home offers the perfect combination of space, character and investment appeal. With a long-term tenant who takes exceptional care of the property and currently pays \$450 per week, this is an outstanding opportunity for investors seeking an established asset with immediate returns. Equally this property would make a fabulous home for first home buyers or downsizers, with its light filled spaces and extra homely touches throughout.

Designed for comfortable living, the home features three well-sized bedrooms and two separate living areas, providing flexibility for families and room to spread out. A welcoming front lounge offers a cosy space to relax, while the second living area at the rear opens directly onto the covered patio, creating an easy connection between indoor and outdoor living.

At the heart of the home, the spacious kitchen and dining area is filled with character and charm, offering plenty of room for family meals, entertaining and everyday living.

Verandahs wrap around the home, providing shaded outdoor spaces to enjoy throughout the seasons, while the fully fenced yard offers privacy and security. A single carport completes the practical features of this appealing property.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P199310

#### SALE DETAILS

**\$489,000**

#### CONTACT DETAILS

**Elders Real Estate  
Geraldton**

Lot 149 Bradford Street  
GERALDTON, WA  
(08) 9965 8272

**Amanda MacLeod**  
0458 188 111

**\*\*Property Features:\*\***

- \* Three comfortable bedrooms
- \* Two separate living areas
- \* Spacious character kitchen and dining room
- \* Rear living area with direct access to the covered patio
- \* Verandahs surrounding the home
- \* Single carport
- \* Fully fenced 809sqm block
- \* Well-maintained by an excellent tenant
- \* Currently leased at **\*\*\$450 per week\*\***
- \* Council rates approx. \$2250 per year
- \* Water rates approx. \$297 per year (septic )

Whether you're looking to expand your investment portfolio or secure a property with future potential, this charming Rangeway home presents an opportunity not to be missed.

Call Amanda MacLeod today on 0458 188 111.

- Land Area 809.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport





