



35 Marble Road Byford, WA

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## MULTIPLE OFFERS ! SOLD!

This home comes with a great rental history, is low maintenance and close to public transport as well as being ideally located for schools! West Byford Primary and Woodlands Primary just to the north and south respectively while for Senior School there's Salvado Catholic College or Byford College to choose from.

Coming up 7 years young there is still depreciation to be had for investors so look closely at the return it looks pretty good!!!

Easy to maintain with 3 beds and 2 bths this nice, neat and tidy residence could be the perfect start on your property journey but one thing is for sure.....it won't last long!!

**Type** : House  
**Sold Date** : Tuesday, 27th August 2024  
**Land** : 204 m2  
**Building Size** : 93 m2

**Council Rates** : \$2,175.92/year (approx)  
**Water Rates** : \$980.00/year (approx)

**Brian Devereux**