



37 Marble Road Byford, WA

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## YOU'RE TOO LATE WHEN IT'S GONE!

With a tenant in place who is happy to stay this fully leased residence provides an excellent return, is low maintenance, easy to lease, has NO strata levies and stacks up as a tidy little investment!!

Returning \$570pw with a long lease and excellent tenant, this is a simple 'no brainer' of an investment.

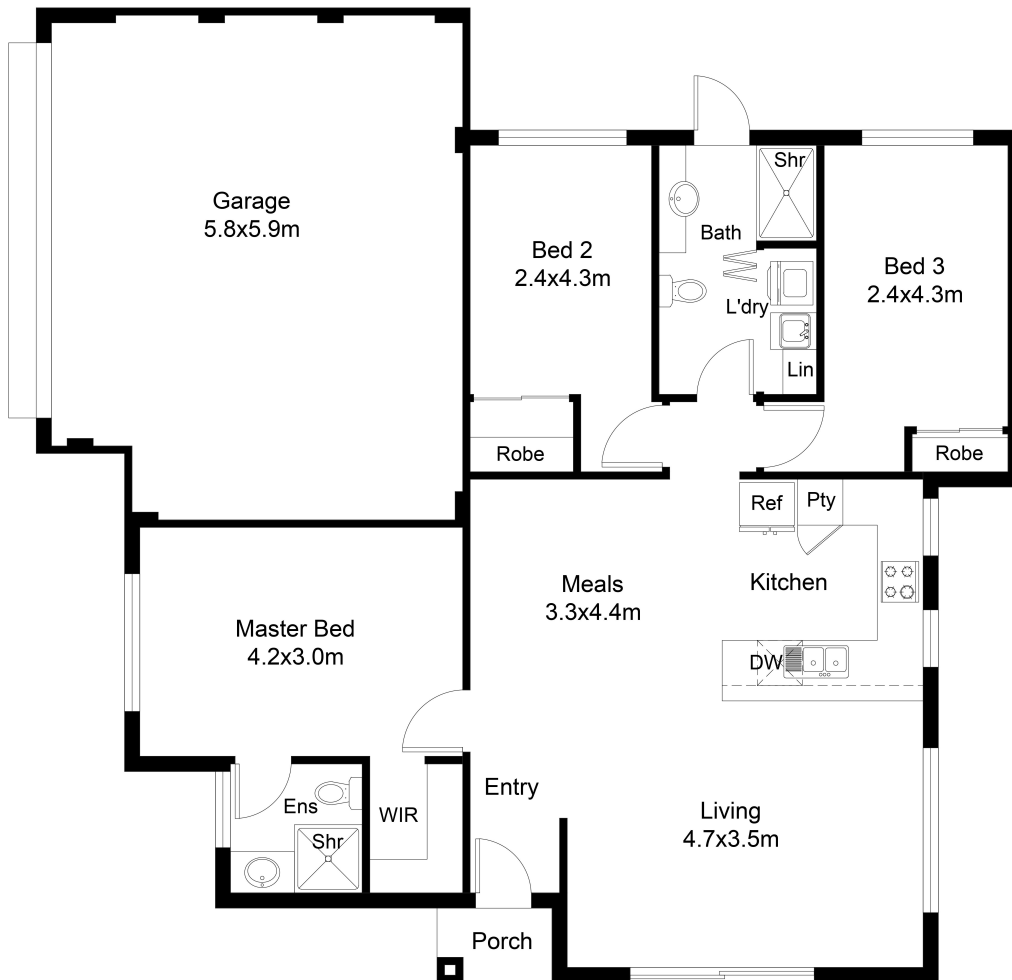
Negative gearing? Retired and looking for regular income from your investment ? then look no further!

Shire rates \$1,767pa Water rates \$803pa

**Type** : House  
**Sold Date** : Sunday, 12th January 2025  
**Land** : 222 m2  
**Building Size** : 96 m2

**Council Rates** : \$2,307.77/year (approx)  
**Water Rates** : \$983.99/year (approx)

**Brian Devereux**



## FLOOR PLAN

House : 96.30 sqm  
 Garage : 23.24 sqm  
 Store : 4.26 sqm  
 Porch : 3.99 sqm  
 Toal : 127.79 sqm

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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