



4/3 Minori Gardens Yangebup, WA

3 2 2

## YOU'D BETTER BE QUICK!!

Investors you'll love the tenant and first home buyers or downsizers, see the lease out and move in!

**NO STRATA LEVIES!!**

This fantastic home is secluded at the rear of a 5 property complex and overlooks the park from both the kitchen and outdoor entertaining area.

Walking the dog, letting the kids/grandkids run wild and spend your time doing what you want to do rather than gardening all weekend this has so many reasons to be snapped up!

The brilliant tenant continues to maintain the home immaculately so there is virtually nothing to do here!

## UNDER OFFER!

**Type** : Villa  
**Land** : 209 m2  
**Building Size** : 97 m2

**Council Rates** : \$1,860.02/year (approx)

**Water Rates** : \$1,100.00/year (approx)

**Strata Rates** : \$1,447.86/year (approx)

**Brian Devereux**

0418959219