



25/35 Malata Crescent Success, WA

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## FULLY LEASED INVESTMENT

Cashflow from day one returning \$295pw! Don't settle for second best this CRACKING LITTLE APARTMENT is a gem!

Boasting 2 CAR BAYS and extra facilities like a POOL and GYM this is an ideal addition to your portfolio. With an excellent rental history this is one to circle and IS NOT in a high rise building!

Modern stainless steel appliances with lots of cupboard space in the kitchen plus neutral decor that compliments the lovely bright living area. Opening out onto covered outdoor sitting area and low maintenance garden there's a sense of 'openness'.

An easy walk to the Gateway Shopping Centre and public transport (bus to Aubin Grove train)

\$249,500

**Type** : Apartment  
**Land** : 98 m2  
**Building Size** : 51 m2

**Council Rates** : \$1,600.00/year (approx)

**Water Rates** : \$1,019.00/year (approx)

**Strata Rates** : \$465.00 p/q

**Brian Devereux**

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