



98B Cohn Street Kewdale, WA



## Investors' Dream

Nestled in the serene suburb of Kewdale, this property offers a unique blend of coziness and convenience, perfect for those that abide comfortable living with many amenities reach in an arm's length. This charming 3-bedroom, 2 bathroom, double garage is situated on the rear of a survey-strata lot, harmonising tranquility with family-friendly ambiance, mere moments from the picturesque Tomato Lake Parklands. Perfect for your first home or as an exciting investment opportunity as this property is currently tenanted on a fixed agreement until June 2027 for \$650 p/w.

Belmont Forum is a mere 2.3km away, Victoria Park Central is 4.5km, Perth Airport stands at 7.2km, and the dynamic Perth CBD is just 8.6km from your doorstep.

This property features;

- Open plan kitchen/ dining and living area
- Nearest Bus Stop being 400m
- Fixed lease agreement until 2027, paying \$6

**Price:** FROM \$599K+

**Council Rates:** \$1,686.33/year (approx)

**Water Rates:** \$870.36/year (approx)



**Max Park**

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