

Sold



Nollamara



## Positive cash flow investment with NRAS, only 1...

NRAS (Federal Governments National Rental Affordability Scheme) provides you with tax benefits and cash back meaning your next investment should be cash positive from day one. You can choose to enjoy these benefits for the next ten years or any part thereof.

With current vacancy rates under the scheme at 0% and rental arrears at 0% across a very large portfolio in this state this investment will tick all of your boxes for getting into the market as an investor or even as a prudent addition to your portfolio.

This is the only NRAS investment within the high capital growth belt close to the city and with rental values growing and property sales picking up again this investment is sure to give you great capital growth into the near future.

16 in this complex sold (10 in last two weeks) and likely no more NRAS properties to be approved for some time this may be the type of opportunity that you always hear others bragging about but never seem to hear about in time.

With 2brm, a more functional floor plan than the last units sold and a build quality that others aspire to but never quite reach your bank account will always be overflowing with rent due to the high demand for this type of rental property.

🛏 2 🚶 1 🚗 1

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	17

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Call me now to arrange an inspection or to get more answers.

Jonathan Marlow - 08 9207 2088

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*