







UNDER OFFER

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This evolving suburb offers a fantastic lifestyle with easy access to amenities and transport links. And if you're in the market for an outstanding opportunity, then look no further than this well presented and appointed Near New 3-bedroom, 2-bathroom Vila. The property was built in 2019 to a high standard offering quality fixtures and fittings.

The combined dining/family area overlooking the Kitchen creates a comfortable living area with ample space, while the Kitchen features modern appliance with a 900mm gas cook top, stone bench top, good storage, dishwasher recess and a breakfast bar that's perfect for quick meals or catching up with friends over coffee.

The master bedroom located at the front of the home is large in size and offers a full wall length sliding mirrored door robe with an ensuite bathroom that's complete with a large modern shower, vanity with lots of bench space and separate toilet. The other two bedrooms at the back of the property share a well-appointed bathroom with shower, bathtub, and vanity unit. Built in mirror door robes complete the bedrooms.

The home also features easy care and paved outdoors, which is perfect for outdoor entertaining or simply relaxing after a long day. It has plenty of room for outdoor furniture and barbecue, making it the perfect place to enjoy.

Property Features;

- 3 Bedrooms

Price	SOLD for $470,000
Property Type	Residential
Property ID	307

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

- 2 Bathrooms
- Theatre room with double doors
- Well-appointed Kitchen
- Open plan Dining/Family
- Alfresco
- Fully fenced and paved outside
- Ducted Evaporative Air conditioning
- Double lock up garage with store area
- This property is currently rented so makes it a great investment or home to move in to in the near future.

ARE YOU AN INVESTOR:

The property is tenanted on a fixed term tenancy to early November, 2023 for a weekly rent of $480.00 per week. Current market rent is approx. $580.00 per week.

With a rental increase to current market rent of $580 per week would see a 6.42% yield!

Kirsty Styles is a Licensed, REIWA Accredited Property Manager and manages this property for the current landlord. Bricks and Mortar Real Estate provide end to end Property Management services with no outsourcing, all services inhouse with one point of contact.

We have other properties available in the same complex. Please email enquiry for more information.

Don't miss your chance on securing this fantastic property. Contact us today to arrange your viewing time.

Disclaimer:

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