







RELAX. LIVE. ENJOY!!

3 1 2 681m2

Get ready to enjoy 12 Fountain Way, Huntingdale, this well presented 3 bedroom, 1 bathroom home feels easy to live in from the moment you walk through the door. Light-filled living spaces, a comfortable flow between rooms and a sense of privacy make it the perfect starting point for your next chapter, whether you're looking for a place to call home or a smart addition to your investment portfolio.

From the moment you step inside the home feels bright and welcoming. The open-plan lounge and meals area flows naturally into the heart of the home - a stunning kitchen. Here, stainless steel appliances, including gas hotplates and a dishwasher meet abundant cupboard and pantry space, all designed to make cooking and entertaining effortless. The outlook to the spacious backyard means you can keep an eye on the kids or simply enjoy the view while you work.

Each of the three bedrooms has been designed with comfort in mind with the second bedroom featuring a built-in robe. The bathroom feels like a private retreat, complete with a spacious double shower, modern tiling and a light inviting finish.

The living areas and bedrooms all enjoy the comfort of air-conditioning, complemented by roller shutters to the lounge and main bedroom windows, ensuring the home stays comfortable and secure year round.

Step outside and the home continues to impress. A sprawling undercover patio creates an all weather entertaining space, perfect for family

Price	SOLD
Property Type	Residential
Property ID	360
Land Area	681 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

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gatherings, weekend barbecues or simply relaxing while overlooking the lawn and established gardens. There's room for backyard cricket, space for the kids and pets to play and a setting that makes coming home something to look forward to.

Practical touches include a garage with secure tandem parking for multiple vehicles plus a garden shed for storage.

Beyond the home the lifestyle is hard to beat. Scenic lakes and parklands are only a short walk away, while bus stops, Forrest Lakes and Huntingdale Shopping Centres and Southern River College are all close by. Gosnells Train Station is just 5 km away, putting the city and greater Perth within easy reach.

This home is a rare opportunity to secure a property that's beautifully presented, with strong appeal for both owner-occupiers and investors looking for solid returns.

PROPERTY INFORMATION

Water Rates - $170.00 (approx 2 monthly)

Council Rates: $1800.00 (approx yearly)

Block size: 681 sqm

Zoning - R17.5

Year Build: 1988

Rent per week: Tenancy in place until February 2026, current rental amount is $600.00 per week. Kirsty Styles is the current Property Manager of this investment property.

These advertising photos were taken prior to tenants lease commencing.

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