



**SOLD**

## EXCELLENT INVESTMENT OPPORTUNITY OR GREAT FAMILY HOME!!

Great Value for money , most affordable spacious 4 Bedroom 2 Bathroom family home on a large block of 450sqm .

Perfect investment opportunity with estimated rent of \$450/week and rent yield of 6% .

Property comprises a large tiled Formal Lounge with Reverse Cycle Split system Aircon and study nook or home office, large tiled open plan Kitchen/ Meals, Family Gamesroom. Has a large pitched patio, lawns area and established gardens, brick shed/store room. Spacious backyard with room for a pool.

Waiting for you to add your personal touches, with little TLC's to make it your home.

Brilliant location, walking distance to local primary schools ( Banksia Grove Primary , Neerabup Primary, Joseph Banks secondary college, Saint John II Catholic Primary school and shops and resturants close by.

Features:

Main bedroom is carpeted with ceiling fan, WIR and ensuite.

3 good sized bedrooms are carpeted, with BIR recess and ceiling fans in bed 2&3

Seperate laundry with storage and second toilet

Large Kitchen with dishwasher and stainless steel appliances

Reverse cycle air con in front lounge, and ceiling fan

Study /office nook

Tiled open plan kitchen/living/meals

Large brick shed /mancave/workshop,

large backyard , plenty of lawn area for kids and pets to enjoy, and large patio paved entertaining area. Automatic reticulation.

Floor area 136 sqm, land 450sqm, year built 1995

estimated rent of \$450/week and rent yield of 6%

For private viewing or to register your interest , please call Nadine Rofail 0449011461

call now, won't last!

Disclaimer:

The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and

4 BED | 2 BATH | 2 CAR

PRICE:  
\$370,000

OPEN FOR INSPECTION:  
N/A



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