



# SOLD

## SPACIOUS AND WELL POSITIONED SUCCESS FAMILY HOME

This perfectly situated home offers a practical layout, comfortable living spaces, and a location that puts everyday convenience right at your doorstep. Set in the heart of Success, it's an ideal option for families, first home buyers, or investors looking for a solid property in a high demand suburb.

Features include:

- Large 543m2 Elevated Green Title Block
- Built 2002
- King Size master bedroom with large WIR & ensuite
- Three minor bedrooms all Q/S, two with WIR's & one with BIR
- Light and bright family bathroom, with separate bath & toilet
- Large family sized kitchen, with gas cooktop, electric wall oven, walk in pantry, double sink, ample cupboard/bench space and breakfast bar
- Spacious open plan living/dining off the kitchen with Panasonic r/v cycle air-conditioning unit, gas bayonet, big windows and glass sliding door out to alfresco area
- Separate formal lounge located at the front of the house, lovely large windows for plenty of light overlooking streetscape
- Excellent low maintenance vinyl wood look flooring throughout
- Good size laundry with door to side of house
- Double carport/garage
- Laneway entrance at rear, with electric remote controlled entrance gate to property
- Large Colourbond shed
- Fully fenced property with front grassed area/garden and backyard with gable roof alfresco, brick paving & grassed area/garden
- Easy access to Cockburn Gateway and major transport routes
- Strong Rental Yield (\$750 approx. p/w)
- Council Rates \$2,086.75 approx. 24-25 FY – Water Rates \$1,355.35 24-25 FY

For further information, contact Exclusive Listing Agents Jill Groves & Chloe Leggett.

\*DISCLAIMER: Jill Groves & Chloe Leggett of Atrealty have in preparing this advert used our best endeavours to ensure the information contained is true and accurate but accept no

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,005,000

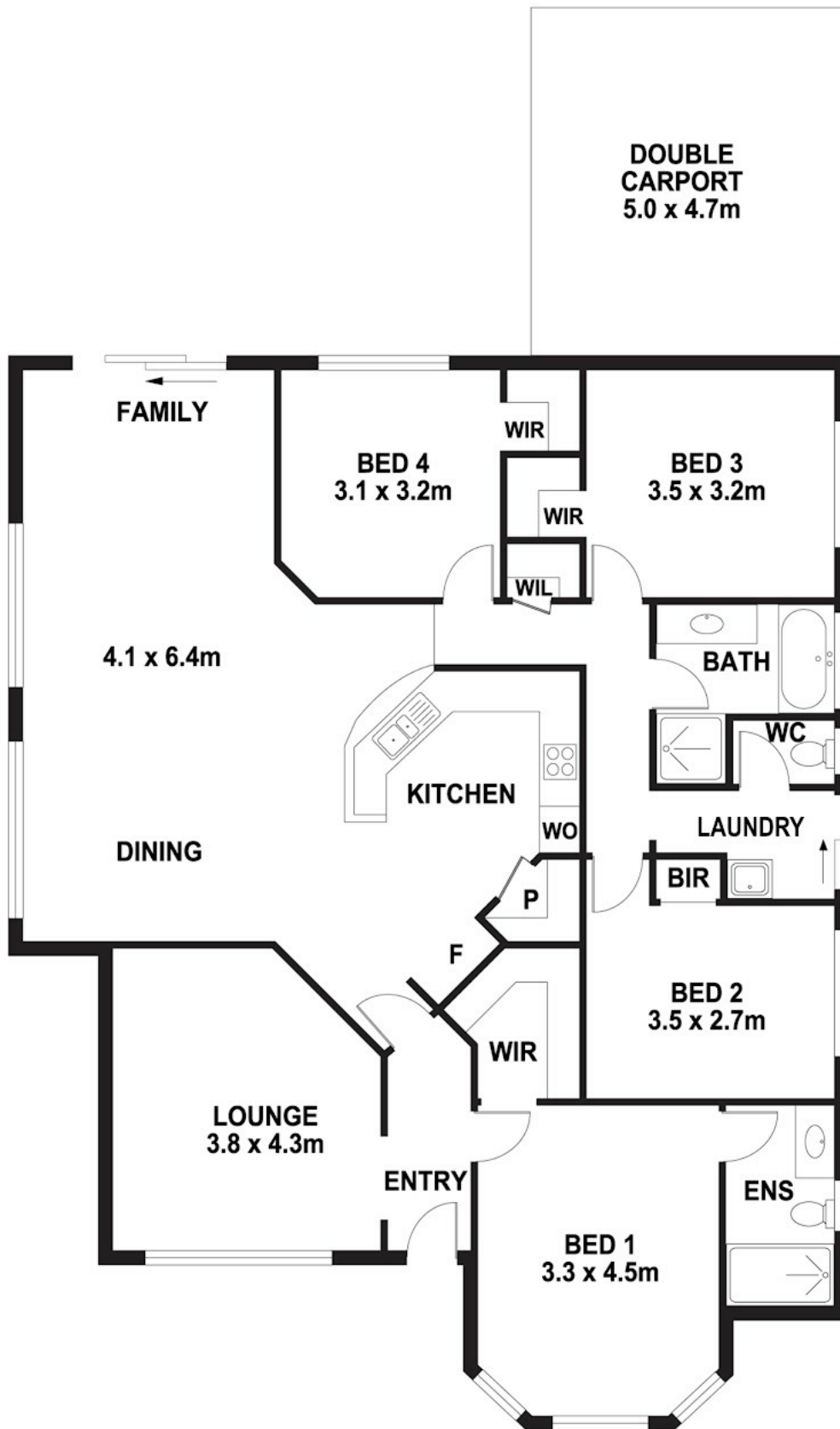
OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**@realty** 173 Wentworth Pde, Success

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Not to scale • All measurements are approximate • Drawn for presentation purposes only

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