

**11/33 Bishop Road, Middle Swan, WA 6056**

**Professionals**

**House For Sale**

Friday, 3 May 2024

11/33 Bishop Road, Middle Swan, WA 6056

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 220 m2**

**Type: House**



Team Kantor

0410275600/0437682268

**From \$425,000**

"Team Kantor" have pleasure in bringing this delightful, modern, survey strata residence to the market. Have you had enough of trying to obtain a rental in a market that is showing no signs of easing? Are you a 1st home buyer feeling like the great Aussie dream of owning your own home is fast becoming out of reach?? Well, if the answer is yes, you need to come and view this home. With construction completed a little over a year ago, this 1x bedroom, 1 x study, 1 x bathroom residence with a lock up garage on a generous 220m<sup>2</sup> block of land with a great back yard, yes backyard, offers the first home buyer or indeed the downsizer a great opportunity to purchase a modern, well-appointed home in an established suburb with all of the little features that you would expect including:- \* Open plan kitchen/meals/family \* Stainless steel gas cooktop \* Electric oven \* Rangehood \* Dishwasher \* Stone kitchen benchtop \* Split system airconditioner \* Master bedroom with WIR \* Study (could possibly be utilised as a second bedroom/nursery) \* Auto lock up single garage with storage area and laundry \* Gas instantaneous hot water system \* LED lighting \* Colorbond fencing \* Reticulation \* Alfresco off the living area \* Easy care, neat backyard with reticulated lawn area and brick paving \* Land: 220m<sup>2</sup> Living: 69m<sup>2</sup> OTHER PERTINENT INFORMATION:- \* Strata Fees \$130 per quarter (commencing 1/5/2024) \* City of Swan Rates \$1,662 per annum approximately \* Water Rates \$684 per annum approximately Situated approximately a 5 minute drive to the Midland Gate Shopping precinct, this delightful little home won't last long. So don't delay, contact "Team Kantor" today to register your interest. Team Kantor:- Rebecca 0437 682 268 Tim 0410 275 600E:

teamkantor@5starrealty.com.au\*\* Please note that there is a blend of current and historical photos used in the advertising. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate, however, may be subject to change without warning at any time and this is often out of our control. Prospective tenants and buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent, Sales Representative and the Agency and are expressly excluded from any contract.