

**12/197 Welshpool Road, Queens Park, WA 6107**



**Villa For Sale**

Tuesday, 14 May 2024

12/197 Welshpool Road, Queens Park, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 103 m2**

**Type: Villa**



Glenn Buckley  
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Ally Carvallio  
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## Offers From \$535,000

This stunning 3 bedroom, 2 bathroom villa is now available for sale in the sought-after suburb of Queens Park. Located at 12/197 Welshpool Road, this property offers a modern and spacious living environment perfect for both owner occupiers or investors. With a land area of 270 sqm (survey-strata Lot) and a Living area of 103 sqm, this property offers plenty of space for comfortable living. The many features include but are not limited to: • 3 bedrooms with WIR to master and BIR to the others • 2 sparkling bathrooms with glass shower screens and porcelain basins • 2 w/c's • Open plan kitchen, meals, living area • Feature cornices • Skirtings • Split system air conditioners to bedrooms and open living • Security alarm • Covered patio courtyard • Double lock up garage with remote sectional garage door. Currently leased on a periodic Tenancy and with a future rental yield potential of up to \$625.00 per week, this gem is a "Must Add" to your investment portfolio. With easy access to the CBD, Airport, Victoria Park Cafe Strip, Westfield Carousel Shopping Centre, major arterial roads and all other amenities. Don't miss out on this fantastic opportunity - contact Glenn Buckley or Ally Carvallio today for more information and to arrange a viewing.