

**12/307 Wharf Street, Queens Park, WA 6107**

**House For Sale**

Wednesday, 8 November 2023



12/307 Wharf Street, Queens Park, WA 6107

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Nick Mitchell  
0894759622



Alex Mitchell  
0894759622

**\$259,000 +**

The Perth real estate market is crazy at the moment and Queens Park is an area with heavy demand. Here at 307 Wharf Street, I have not only found you a great option for first home buyers, investors and downsizers alike, but I have also found you a comfortable easy-care home. Welcome to number 12. There's going to be some competition here, so call your broker and your settlement agent and get ready to place an offer. Tucked away at the back of a complex of 12, this is one of the bigger better units of the bunch! Benefitted with extra privacy, security and a good-sized backyard with room for your much-loved pets. Around the side there's space for hanging up your washing and a side gate that leads through to an outdoor entertaining area. A great sized patio and a private spot for you to enjoy your morning tea before a long day. Inside this home is neat and bright. The kitchen and main living areas are open plan and supremely easy to care for while appearing much more modern than the exterior. This would make a great option for FIFO workers as it is truly a 'lock and leave' type of property. There are two bedrooms and a good-sized bathroom/laundry/toilet combination. Built in 1968 and on APPROXIMATELY 174 sqm of land, a little bit of love here would really go a long way. Don't wait for someone else to pick this up before you get the chance to book your viewing. Don't delay, call The Mitchell Brothers today. Alex - 0404 122 943 Nick - 0415 833 131 Water rates: \$862.77 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1624.75 p/a (approx.) Strata fees: \$517.45 p/q (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.