

**12/7 Barfield Road, Hammond Park, WA 6164**

**Sold House**

Wednesday, 6 September 2023



12/7 Barfield Road, Hammond Park, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 235 m2**

**Type: House**

**\$435,000**

Located in prime location directly opposite Christmas Tree Park this is an opportunity not to be missed. WHAT YOU WILL LOVE:- 3 Good size bedrooms, all with robes- 2 Bathrooms, main bathroom with separate shower and bath- Spacious living room with gas bayonet- Kitchen with gas cooking, double sink, under oven, spacious pantry, and dishwasher recess- Dining area with direct access to rear paved courtyard - Ducted evaporative air-conditioning - Nestled in a well maintained complex only a short stroll from the local shops and The Quarie Bar and Brasserie- Easy access to the freeway and train station - Located in the Hammond Park Primary School and Hammond Park Secondary College School zones- Double garage as well as visitors parking WHAT YOU WANT TO KNOW:- Solid brick and tile home and low maintenance 235sqm survey strata block- Strata fees \$150 per quarter (covers common property maintenance and insurance)- Council Rates \$1,700pa (approximately)- Water Rates \$1,200pa (approximately)- Rental value approximately \$450-500 per week For further details, phone Nikki Varga today on 0419 956 944. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.