

**120 Railway Parade, Queens Park, WA 6107**

**Professionals**

**Sold House**

Thursday, 4 April 2024

120 Railway Parade, Queens Park, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 348 m2**

**Type: House**



KhengYee Lim  
0894519566

## Contact agent

PRIME LOCATION | 348M2 | R40-R80 Opportunity Arise! Be First to Secure This Centrally Located Corner Lot with Development Potential! This is a terrific development opportunity on subdivisible block close to Carousel Shopping Centre and with excellent transport facilities. Set on a 348sqm parcel of land, this 3 bedroom 1 bathroom home positioned close to major thoroughfare (Albany Highway & Leach Highway) and the railway line - and now is the perfect time for a savvy buyer to add this to their portfolio. It comes with two separate living areas - a lounge room and an open plan kitchen, meals & living with plenty storage. The full perimeter of the property has been fully fenced for privacy and security for children to play out the front and rear, with ample secure parking. Rental Estimate - \$530 to \$580 per week Home Features and Benefits: • Rectangular Block • Zoned Centre: Railway Frame Precinct (R40-R80) • Separate front lounge with air conditioning • Open kitchen, meals and living area • Practical kitchen provides spacious bench space and with plenty of cupboard space, equipped with freestanding electric cooker • All bedrooms are carpeted • Common bathroom with shower and vanity • Separate toilet • Large enclosed patio and storage shed • Fully fenced with electric lock up gate • Water and sewerage connected • \$460 per week fixed term lease until 06/08/2024 Neighboring St Norbert College & St Joseph's School and sitting very close to parkland area, local shops, together with great transport links to the major roads and public transport, the benefits of this property are immense. Whether you are looking for a home or investment property, this is sure to tick most the boxes. For further details and viewing appointment please contact Lim on 0481 091 139. WHAT YOU WANT TO KNOW (approximate): Built: 1949 Land Area: 348m2 Floor Area: 103m2 Council rates: \$1,692.96 per annum (2023-2024) Water rates: \$895.31 per annum (2022-2023) 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.