

**13 Marion Street, Eden Hill, WA 6054**

**House For Sale**

Tuesday, 2 April 2024



13 Marion Street, Eden Hill, WA 6054

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 911 m2**

**Type: House**



Matt Condit Luke Guelfi

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**From \$575,000**

Condit Guelfi team are excited to present this amazing opportunity to renovate and prosper with this 1920's built, cute as a button, cottage. This old beauty could shine again and reward the astute buyer. Great location close to all local amenities including the new Metronet train line which is currently under construction. Be sure to view the 3D walkthrough.- 2 Bedrooms- 1 Bathroom- High ceilings- Lounge room- Sleepout/study- Split system air conditioning plus 2 wall air conditioners and ceiling fans- Patio- Single garage - Gas storage hot water system- Gas and sewer connected- Garden shed- Approx 911 SQM Block zoned R17.5- Built approx. 1925- Shire rates approx \$2390 - Water rates approx \$1049- Open by appointment- Be sure to view the 3D walkthrough- Conjunctions welcome from all agents