

13 Montague Lane, Southern River, WA 6110

Regal Gateway

House For Sale

Saturday, 18 May 2024

13 Montague Lane, Southern River, WA 6110

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: House



Helen McWhirter

0419972638

Fr \$485,000

Helen McWhirter is delighted to present this near new property to the market. Neat as a pin and completed with a lovely contemporary style this home is conveniently located. Just a short stroll to Yarralinka Primary School and in close proximity to many quality private and public schools, shops and facilities. 2023 construction makes this home not only a great opportunity to secure a new family home but also to reap the tax benefits of an investment property. Some of the features include but not limited to: Master suite with double mirror robes and sparkling en-suite with shower, vanity and toilet Two generous sized minor bedrooms with built in robes Second bathroom Open planned living and dining area Well appointed kitchen with 900mm appliances, double fridge recess, dishwasher, stone bench top and pantry Outdoor entertaining area Laundrette Double lock up garage Quality fittings and fixtures throughout Lush carpets and tiles Reverse cycle ducted air conditioning 2023 built, 200m² block with 101m² living space Strata \$248.02 p/q Expected rental return of \$600 - \$640 pw Do not delay as properties of this calibre do not last on the market, come along to the home open (no need to register) and see this wonderful home for yourself - you will not be disappointed! Call Helen McWhirter today with any enquiries 0419972638. *Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Regal Gateway Property provides this document without any express or implied warranty as to its accuracy. Any reliance placed upon this document is at the client's own risk. Regal Gateway Property accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client. Figures and information may be subject to change without notice