

**1349 Rowley Road, Hilbert, WA 6112**

 **PeakCentral**

**House For Sale**

Thursday, 21 March 2024

1349 Rowley Road, Hilbert, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 513 m2**

**Type: House**



Richard Stacey  
0863243601

**From \$649,000**

This remarkable property not only offers a lifestyle but also presents a lucrative investment opportunity with established tenants in place. Situated just 5.5km from Armadale Shopping City and with easy access to Tonkin Highway, this home ensures a seamless link to Perth's bustling amenities. As you step into this well-maintained residence, you'll be greeted by the epitome of quality spacious living. The spacious master bedroom, complete with plush carpeting and an ensuite featuring twin showers, provides a haven of relaxation. Three additional bedrooms, generously proportioned with built-in robes. At the heart of the home lies a modern kitchen, boasting ample cupboard space, stainless steel appliances, and a breakfast bar overlooking the dining and living areas. With the addition of a theatre room, lounge, and study/activity room, space abounds, catering to space for everyone. Step outside to the paved alfresco area and be captivated by the shimmering in-ground lap pool, offering a serene retreat for relaxation and entertainment. Extra Features: Easy-care wood look flooring throughout Rear parking alongside additional street parking for convenience Ducted reverse-cycle air-conditioning for year-round comfort Gas supply is bottled Gas Currently tenanted at \$550.00 per week, expiry 07/10/2024. Future Potential Rent \$700.00 - \$720.00 Don't miss this opportunity to secure a sound investment. Contact us now to make this investment property yours. Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up to date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.