

**16 Boaz Street, Karloo, WA 6530**



**House For Sale**

Saturday, 3 February 2024

**16 Boaz Street, Karloo, WA 6530**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 690 m2**

**Type: House**



Janette Brennan

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**\$275,000**

Welcome to 16 Boaz Street Karloo! This charming 3-bedroom, 1-bathroom house is the perfect place to call home. This property offers plenty of space for comfortable living. Built in 1994, it showcases a timeless architecture that blends seamlessly with the surrounding neighborhood. Step inside to discover a well-designed interior with a spacious living room, dining room, and a fully equipped kitchen. The living areas are adorned with beautiful curtains and tasteful furniture, creating a cozy and inviting atmosphere. The bedrooms are generously sized and offer ample storage space for all your needs. The bathroom is well-maintained and features a shower and bath. The property also boasts a lovely all-weather outdoor area, perfect for entertaining guests or enjoying a quiet evening. With a price guide of \$275,000, this property offers excellent value for money. Don't miss out on the opportunity to make this house your home. Features Included but not limited to: • Roof insulation and whirlybird • Brick & tile, with a carport, and room for rear access for your caravan • Main living has air-conditioning which is less than 3 years • Spacious master bedroom, nbn, double door wardrobe • Double doors into the lounge • Dishwasher less than 3 years installed • Good size pantry, gas hotplate with electric oven • Shower and bath • Laundry has convenient access to outside • Instantaneous natural gas hot water system • Full length all weather patio -excellent feature • Shed 5x3m easy care rear yard Please note • Year Built 1958 • 690 m<sup>2</sup> • Water rates per annum \$1,409.14 - Sewer connected • Council rates per annum \$1,652.96 The scale of the property outline in the provided images may not be accurate. \*Please be advised that this information has been supplied to the best of the agent's knowledge; however, it is always advisable for you to complete your own research and due diligence in these matters. For further information contact Janette Brennan at Ray White on 0417 091 665