

**16 Gama Court, Parkwood, WA 6147**

**House For Sale**

Thursday, 25 January 2024



16 Gama Court, Parkwood, WA 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Nikki Varga

0419956944

## **MID - HIGH \$400,000's**

What an opportunity! Renovated home in a superbly located culdesac. This 3x1 strata title is in a very quiet complex with no money to be spent on it. The perfect investment, first home or downsizer. Walking distance to Stockland Riverton, Riverton Leisureplex and Library, Lynwood Senior High School, Parkwood Primary School and all amenities, within close proximity to public transport and easy access to main roads. **WHAT YOU WILL LOVE:** - 3 Bedrooms- Main bedroom with built in robes- Renovated semi ensuite bathroom with separate shower and bath- Reverse cycle air-conditioning units to living area, main bedroom and bedroom 3- Open plan living area combining kitchen/meals and dining- Modernised kitchen with overhead cupboards, fridge recess, wall oven and electric cook top- Electric hot water system- Spacious laundry- Large outdoor area with paved patio, storeroom, washing line and freshly laid lawn- Parking space for 2 cars- Vacant and ready to be moved in to- Well maintained and managed quite complex of 7**WHAT YOU NEED TO KNOW:-** Solid brick and tile home built in 1975- Council rates \$1,700 pa (approximately)- Water rates \$1,200 pa (approximately)- Strata levies: \$500.00 per quarter - inclusive of building insurance, public liability insurance, common property maintenance- Rental value \$470-500 per week (approximately)For further details or a private viewing phone Nikki Varga today on 0419 956 944.**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.