

# 17 Helsall Court, Willetton, WA 6155

## Sold House

Saturday, 30 September 2023



17 Helsall Court, Willetton, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 730 m<sup>2</sup>

Type: House

**\$1,060,000**

Beautiful character home on subdivision potential corner block! Another one sold by Nikki Varga! Located in a sought after pocket of Willetton next to Lincoln Park and only a hop skip and jump from Burrendah Primary School, Willetton Senior High School and Southlands Boulevard. Don't miss out on this fantastic opportunity to secure a dream family home or the perfect investment. WHAT YOU WILL LOVE:- 730sqm corner block with subdivision potential (\*\*Subject to WAPC approval)- Located in one of Willetton's best Streets- Pool recently resurfaced, new pool pump, brand new pool fencing - Automatic reticulation with new bore pump- 4 reverse cycle air-conditioning units- Solar panels - Kids cubby house and below ground trampoline - Beautiful established trees and plants throughout the garden, including a Japanese White Wisteria, Mango Tree, Lemon Tree, Ornamental Pear and - Mexican Trumpet Tree, just to name a fewWHAT YOU WANT TO KNOW:- 4 Bedrooms plus a study/art room- Bedrooms with built in robes- 2 Bathrooms - Large spacious family room - Activity room- Open plan kitchen/meals/living area with high pitched ceiling overlooking outdoor entertaining area - Kitchen with plenty of storage cabinets, breakfast bar, double fridge space, microwave recess, electric cooktop, electric oven and dishwasher- Renovated laundry with large amounts of storage plus linen cupboard in the hallway- Large alfresco overlooking the pool and grassed area- Double carport plus additional parking for a boat or caravan - Garden shed plus powered workshop- Gas hot water system- Double brick and tile home built in 1979 situated on a R20 zoned corner block- Council rates approx. \$2,200 pa- Water rates approx. \$1,300 pa - Approximate rental value \$700-750 per weekDisclaimer: 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.