

2/341 Wharf Street, Queens Park, WA 6107

THE AGENCY

Villa For Sale

Wednesday, 6 December 2023

2/341 Wharf Street, Queens Park, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Villa



Tom Mischczak
0400217162

From \$399,000

**** First Viewing - Thursday 7th of December - 5:00pm to 5:40pm ****Tom Miszczak from The Agency is pleased to present this unique and wonderfully positioned private home to the market. Featuring a warm and inviting floorplan with an abundance of natural light from the Northern windows, you'll love coming home to this cherished home. Feature packed and with all the hard work done, you can move in and enjoy or rent this home out from day one. Rental Estimate - \$520 to \$540 per week. Features include: - 3 Bedrooms- 1 Bathroom- 3 Car Parking or Room for Boat, Trailer, Caravan- 311sqm Block- Reverse Cycle Air-Conditioning- Ceiling Fans Through-out- Open Plan Living- Dishwasher- Electric Oven and Cooktop- Solar Panel System- Solar Hot Water- 3rd Bedroom/Home Office- Water Rates - Approx \$965 per year- Council Rates - Approx \$1685 per year- No Strata Fees - Just Common Insurance - \$638 per year. Backing onto a nature reserve and the New Sam Kerr State Football Centre, this ideally designed and well proportioned home is ready for you to move in and enjoy. Stepping in, the open plan living with lounge, dining and kitchen will become the centrepiece of your new lifestyle. A great flow provides the ideal space to both rest and relax as well as entertain family and friends in this light and bright area. The kitchen is a dream with ample amounts of bench and cupboard space as well as dishwasher and electric oven and cooktop for convenience. The bedrooms are located towards the Southern side of the home and are all good sized rooms with the master bedroom and exceptional space with double built in robes for convenience. Located just minutes to schools, shops, public transport and parks, this is smart buying. Contact your REIWA award winning agent today - Tom Miszczak on 0400 217 162. The main bathroom is adjacent and continues the light and bright theme with separate toilet and large laundry at rear for convenience. Out the back is the dream, with ample space for the pets to run around as well as enjoy a summer barbeque, you'll love how much extra space you get here. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.