

223 George Street, Queens Park, WA 6107



House For Sale

Saturday, 20 January 2024

223 George Street, Queens Park, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 650 m2

Type: House



Michael Smart

0418921293

Auction

Welcome to 223 George Street, Queens Park! This charming house is the perfect opportunity for those looking to invest or settle down in a peaceful and family-friendly neighbourhood. With 3 bedrooms and 1 bathroom, this property offers ample space for a growing family or those looking for extra room to accommodate guests. The open plan living and dining area creates a warm and inviting atmosphere, perfect for entertaining or simply relaxing after a long day. For added comfort there is a ducted evaporative air conditioner and ducted gas heating and the property also features a fully fenced backyard, providing a safe and secure space for children and pets to play. Built in 1967, this property has been well-maintained by the original owner since new and boasts a solid structure. The Seller has moved to aged care living so the home is to be sold by Auction "as inspected" for all electrical gas and plumbing fixtures and all window treatments and floor coverings. The land area of 650 sqm and building area of 123 sqm offer plenty of space for you to make this house your dream home, or if you prefer you can redevelop and build 2 new homes at R30 density on this corner lot right opposite parkland. Located in a convenient and sought-after location, this property is just a short distance from local schools, parks, and shops. The neighbourhood is known for its friendly community and peaceful atmosphere, making it the perfect place to raise a family. Don't miss out on the opportunity to own this wonderful property with corner lot duplex development potential at R30. The price guide for the property is \$500,000 plus, so be sure to register your interest and secure your chance to make this house your home. Contact us today to arrange a viewing and see all that this property has to offer.

Auction On Site - 2pm Saturday 17th of February 2024

Terms and Conditions of Sale:

- The property is being offered and sold "as inspected" without any sellers warranty for working order of electrical, gas or plumbing fixtures.
- Seller will provide a structural building inspection report, a termite clearance certificate and an Electrical Compliance Certificate for buyers prior to the Auction.
- \$25000 deposit is to be paid in full immediately on signing the contract by bank/personal cheque or Electronic Funds Transfer and settlement either 30 or 45 days from the Auction.

NOTE: Buyers nominating to pay deposit by EFT will need to make prior arrangement with their bank to transfer the \$25,000 deposit in full at the Auction to be able to register to bid