

22A Colmar Street, Ferndale, WA 6148



House For Sale

Friday, 24 May 2024

22A Colmar Street, Ferndale, WA 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 103 m2

Type: House



Scott Fletcher

0864015800

End Date Sale

Perfectly proportioned, street-front, solid brick and tile duplex with huge front and side (rear) paved courtyards for easy-care living and outdoor entertaining all year round. This ideal first home, property investment or downsizing opportunity is suitable for singles, couples, or even small families who are looking for space, privacy and a foot into Ferndale at an affordable price, with NO STRATA fees other than insurances. From a lifestyle perspective, the location hits the spot. The street is great and you can walk to Canning River and also reap the benefit of being a short drive to the IGA, Riverton Forum and close to local schools. Features include: • Single lock-up carport with automatic remote-controlled sectional door • Separate entrance through security door and then in to the living space • Ducted evaporative air-conditioning throughout and gas point in lounge for heating • Neat kitchen/diner with breakfast bar and window view to the front courtyard • Master bedroom with built-in robes and ceiling fan • Modernised bathroom with nice big shower recess • Patio wraps around the front courtyard and all down the side • Gabled patio at the rear of the lock-up carport • Large brick store room next to carport • Automatic reticulation off mains to garden beds • Council Rates: \$1703.53pa • Water Rates: \$1004.29pa • Front duplex (strata titled) one of only two homes on the full block with shared driveway • Benefit from NO strata fees applicable except building insurance obligations • School Catchment - Bannister Creek Primary School & Lynwood Senior High School Why buy an apartment, unit or villa when you can buy a front facing duplex with the hassles and burden of regular strata fees. The only adjoining walls and roof is by the carport so privacy is assured. This home will attract plenty of interest so please view at your earliest convenience as per the advertised inspection times. To be sold via End Date Sale at 6pm on 9th June 2024. Absolutely ALL offers will be presented! Please note, the Seller reserves the right to sell at anytime prior to advertised End Date. To enquire, please call exclusive selling agent, Scott Fletcher, on 0412181122