

**274 Hale Road, Wattle Grove, WA 6107**

**Professionals**

**House For Sale**

Thursday, 9 May 2024

274 Hale Road, Wattle Grove, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 333 m2**

**Type: House**



Kip Marcar

0416291413

## Best Offer Above \$689,000

This Circa 2022 built home offers convenience with security while not substituting some incredible features that make this home stand out beyond the rest! This fantastic property is situated in a desirable neighbourhood, close to Wattle Grove Primary School, parks, and shopping centres. It offers easy access to major transportation routes making commuting a breeze. Features include: • Ducted reverse cycle air-conditioning throughout • 900mm gas/electric stove with built in rangehood • Outdoor entertainment area • Roller shutters all around for added home insulation and security • Ensuite bathroom with walk-in robe • Rear access double garage • Synthetic grass, perfect for the glamour without the maintenance • Tiled living areas with carpet in the bedrooms • Side and rear access pedestrian gates With a current rental FIXED lease on the property until December 2024 @ \$650 per week, it makes this property an ideal investment or a bit of security to secure a home in this very competitive market. Contact Kip Marcar 0416 291 413 to arrange an inspection. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.