

3/47 Boulder Avenue, Ascot, WA 6104

THE AGENCY

House For Sale

Wednesday, 28 February 2024

3/47 Boulder Avenue, Ascot, WA 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Ross Kretschmar
0418907515

from \$649,000

This low maintenance three bedroom, two bathroom plus study home was built in 2011. Double brick with colorbond roof located only 450 metres from the bank of the Swan River. Superb location for anyone but particularly a FIFO worker as Airport is 1.5km's, Railway Station 1.1kms and the over 100 acres of Garvey park bush-lands and walkways along the Swan River 1.9kms away. A little further is Ascot racecourse, 4.0kms, Crown Casino, 7.0kms and Perth City 11.0kms. The strata fees are a low \$480.00 per quarter including Insurances. Currently tenanted at \$580.00 per week until 6/6/2024. Good tenants who want to stay. Market rent now \$650.00 to \$700.00 per week.* Combination of tile and carpeted floors, Venetian blinds, down-lights* Three split cycle air conditioners, two door linen press, two door pantry* Island kitchen bench, dishwasher recess, Garage access through laundry* 900mm gas cook top with matching exhaust canopy and 900mm Oven* Two living areas plus a decked alfresco under the main roof line, also with down lights* All bedrooms have mirrored door built in wardrobes The home will suit a savvy investor in this rising market or equally a clever buyer wanting to move in with a short 3-4 month wait. 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.