

30 Werang Ent, South Guildford, WA 6055



House For Sale

Wednesday, 10 January 2024

30 Werang Ent, South Guildford, WA 6055

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 456 m2

Type: House



Lee Tamblin
0466250944

Expressions Of Interest

For Sale by "Expressions of Interest" with all offers to be submitted by Monday, 15th January 2024 at 4.00pm (AWST) (The seller reserves the right to accept an offer prior)Nestled within a popular cul-de-sac, this inviting three bedroom, one bathroom home presents an ideal opportunity for both astute investors and first-time buyers.Situated on a generous 456 square meter block, the property boasts a single carport (with drive through access to the rear) and is in proximity to parks and transportation. However, what truly sets this home apart is its unique location; backing onto a reserve rather than another house, ensuring added safety and a scenic/peaceful backdrop, enhancing the overall appeal of the property.This South Guildford gem not only offers an excellent investment opportunity with a promising net rental return but also serves as a perfect canvas for first-time homebuyers.Call Lee now and don't miss the chance to experience the allure of this rare find.Key Features:* Three Bedrooms: Generously sized for comfort and functionality.* Bathroom: Featuring a separate shower, bath, and vanity.* Cosy Lounge: Perfect for relaxed evenings or gatherings.* Spacious Kitchen and Family Room: Offering ample space for daily living.* Modern Kitchen: Includes a pantry, overhead cupboards, stainless steel under-bench oven, gas cooktop, and dishwasher.* Easy-care Laminated Timber Floors: Ensuring convenience and style.* Ducted Evaporative Air Conditioning: Providing year-round comfort.* Outdoor Amenities: A paved patio and garden shed for outdoor enjoyment.* Convenient Side/through Access to Rear: Enhancing accessibility* Hot Water System: Instantaneous Gas* Block size: 456sqm* Built in: 1999* Rental Appraisal: \$630 per week (from an independent Property Manager)* Water Rates: \$1,052 (per year 2023)* Council Rates: \$1,322Property Code: 64