

31 Waldron Boulevard, Greenfields, WA 6210

House For Sale

Tuesday, 30 April 2024



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Bedrooms: 3

Bathrooms: 1

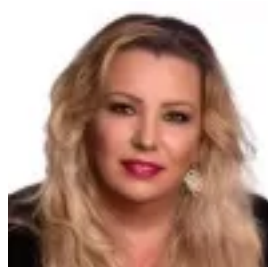
Parkings: 2

Area: 714 m2

Type: House



Amanda Griffin
0894197933



Rachael Francis
0894197933

Offers from \$479,000

Welcome to 31 Waldron Boulevard located in the desirable suburb of Greenfields. This charming 3 bedroom, 1 bathroom house is set upon a 714sqm corner block and is perfect for first home buyers, families or investors looking to add to their portfolio. This property is close to local schools, parks, and shops, making it an ideal place to call home. ***Please note: This property is currently tenanted on a fixed lease with end date 31/07/2024, rent rate is \$480 / week***Features Include:• Evaporative ducted AC throughout• Single auto garage with room for 2 cars• Covered entry area • Security screens to doors• Separate front lounge room with gas bayonet• Kitchen with stainless steel gas cooktop, electric oven and pantry • Open plan kitchen / meals / family area overlooks back yard• The minor bedrooms are generously sized both with BIR• Master bedroom with WIR and is semi ensuite to the bathroom• Family bathroom with separate shower recess and bath• Laundry with separate W/C, side access to back yard for added convenience• Large patios to side and rear of the home are ideal for entertaining!• Enclosed back yard with lovely lawn and garden areas• 2 x garden sheds for storagePlus much more!!Additional Information:•• Council Rates (2023/2024) - \$1770.17•• Water Rates - \$1,185.88 (Total for 2022 - 2023 financial year)•• Current fixed lease end date - 31/07/2024 @ \$480 / week.Don't miss out on the chance to make this listing yours, contact us today to arrange a viewing and see for yourself the potential and value this property has to offer. For viewing / enquiries please email us via web advert or you can call the office on (08) 9419 7933 | Rachael Francis 0447 001 537 or Amanda Griffin 0455 455 338. **Please note as this property is tenanted so viewing times are pre-arranged with the occupant and will be listed on the web advertising**DISCLAIMER: The details of this property listing have been prepared for advertising & marketing purposes only. Gem Property Sales & Management have made every effort to ensure that at the time of preparing this advertisement the information is believed to be reliable & accurate. However, clients/buyers must carry out their own independent due diligence to satisfy that the information provided herein is correct and meets their expectations. In regards to rental estimates we recommend asking agents again for a full rental appraisal at the time of submitting an offer if you are buying the property as an investment.