

**34 Curtis Way, Girrawheen, WA 6064**



**Sold House**

Friday, 8 September 2023

34 Curtis Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 440 m2**

**Type: House**



John Samykannu  
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## Contact agent

END DATE SALE - Offers presented 27th of July 2023 UNLESS SOLD PRIOR  
Potential Rent \$600 per week | Potential to Subdivide and build ( Subject to WAPC )  
Well presented three-bedroom one-bathroom property offering plenty of secure parking with low maintenance living Solar HWS and Solar power ARRAY  
This impressive quiet park adjacent Property provides prime location easy care living and the lifestyle and freedom of relaxed residential tranquillity where children or pets can play in the Property or at the park and in full view of the family satisfying any discerning Buyers needs with a very functional alfresco design  
The layout and flow of the home has two separate main living areas light and neutral decor creating a welcoming atmosphere and a well equipped kitchen with ample front and side alfresco entertaining  
The horse shoe driveway and approximately 440 square metres of land allow plenty of space to enjoy work and play  
The very neat from the street appeal includes roof tiles solar power solar HWS full perimeter fencing two elegant corrugated iron gates plus undercover parking all included in this refurbished design  
Fully decked with beautiful tiles leading through the spacious kitchen dining and living areas  
All the bedrooms are a good size with elegant timber flooring and two bedrooms have ceiling fans and SS air conditioning each  
Strong security perimeter with screens and doors all around the house and security lighting  
Don't miss this fantastic opportunity for home owners and investors alike  
Features :- Alfresco- Security - Solar HWS- Solar array- Gas cooking- Elegant lighting- Low Maintenance- Large separate living- Invertor air conditioners- Neutral decor throughout- Timber floored bedrooms- Fully tiled bathroom with bathtub- Chef's kitchen with ample storage- Plenty of extra parking- Many extras  
Location :Close to Girrawheen Senior High Schools Curtis Park and public transportation  
Short drive to City (approx 12km) Perth Airport and the beach  
Built : 1977  
Land : ( approximately ) 440 sqm  
Interior : ( approximately ) 100 sqm  
Water Rates : ( approximately ) \$ 1125  
Shire Rates : ( approximately ) \$1500  
T&C'S :  
\* End Date Sale - Offers presented 27 | 7 | 2023\* The sellers reserve the right to accept an offer prior to the End Date Sale process\* Finance offers welcome (A written pre-approval will assist you in the offer process )  
\* Building & Termite inspections are welcome\* Flexible settlement time frames available\* Subject to sale offers are welcome  
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