

**4/307 Wharf Street, Queens Park, WA 6107**



**Sold Villa**

Thursday, 21 March 2024

4/307 Wharf Street, Queens Park, WA 6107

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Shagun Ahuja  
0894737777

**\$335,000**

Proudly presented by Shagun Ahuja You will absolutely love the convenience of this home. Walk to public transport, local shops and drive Westfield Carousel in minutes. This is a MUST VIEW! Tucked away in a well looked after group of 12 villas, this well presented & looked after villa home boasts a very practical floor plan. Built from solid brick and tile, this home sits on a 140m<sup>2</sup> convenient block that comprises two bedrooms, one bathroom, an open plan living, a private outdoor entertaining space for kids & pets to play The living space is bright, light, and flows through easily to the outdoor spaces through the glass slider. The outdoor area is peaceful and quiet, features a leafy low maintenance garden bed. Shady on hot summer afternoons, this perfectly orientated outside space is the escape from the hustle and bustle you have been searching for. The open kitchen is practical and really is an easy well-designed space. With plenty of cupboard space and appliances (including oven and cooktop), you will be cooking up a storm for family and friends in no time! The residence accommodates 2 good-sized bedrooms with both master and second bedrooms are generous size. A common bathroom and toilet are also available serving all the bedrooms as well as guests. The Property & What We Love?! \* Location, Location, Location! \* Amazing Lifestyle \* So CONVENIENT... \* Open-Plan Kitchen, Dining & Living Area \* 1 car space + extra parking for visitors \* Easy access to nearby public transport (train station & bus stop) \* Private courtyard & outdoor area \* Low Maintenance \* Perfect Lock & Leave \* Rental potential - \$470 per week Outgoings: \* Council Rate: app. \$1,635.24 per annum \* Water Rate: app. \$862.77 per annum \* Strata Levy (Admin) \$461.70 per qtr. - (Reserve) - \$213.10 This home is an absolute cracker! For more information or to view this property, please contact Shagun Ahuja on 0439 399 955. \*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*