

422A Marmion Street, Myaree, WA 6154

Duplex/Semi-detached For Sale

Tuesday, 11 June 2024



422A Marmion Street, Myaree, WA 6154

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 136 m2

Type:

Duplex/Semi-detached



Stacey Palfrey

UNDER OFFER | Home Opens Cancelled

HOME OPENS CANCELLED | Under Offer By Stacey Palfrey INVESTORS, this one is for you! Welcome to 422a Marmion Street, perfect for the savvy investor. Enter through the front gate and step into your tranquil hideaway where space and serenity abound. This charming 3 bedroom abode represents the essence of a cosy, easy living lifestyle. Embrace the outdoors with sprawling lawns and a rear undercover entertaining area, with plenty of space for the kids and pets.

FEATURES INCLUDE:-
- Modern kitchen with stainless steel appliances and plenty of bench space and storage
- Open plan lounge/dining room, overlooking the front yard
- Main bedroom with split system air conditioning and built in robe
- Second bedroom with built in robe
- Large third bedroom/activity room with split system air conditioning and direct access to the rear yard
- Well-designed, modern bathroom and laundry
- Security screens to doors and most windows
- Neutral décor throughout
- Single carport with ample tandem parking
- Private front and rear yards
- Rear yard complete with substantial paved undercover patio, established lawn, and garden shed

Nestled in the highly coveted suburb of Myaree, convenience is at your doorstep with local amenities, eateries, cafes, schools, and parks mere moments away. If you're considering a lucrative investment opportunity, this property checks all the boxes for the astute investor. *Currently leased on a fixed-term tenancy until April 2025.

PROPERTY INFORMATION:
o Build year: 1969
o Total area: 136sqm
o Council Rates: Approx. \$1,645 per annum (2023/2024)
o Water Rates: Approx. \$916 per annum (2023/2024)
o Strata Levy: n/a

This home is PRICED TO SELL, so be quick to take advantage of this fantastic opportunity! Contact Stacey Palfrey on 0492 847 738 for further information and register your interest today.

Disclaimer: Although diligence has been taken, this information is provided for introduction purposes only and is based on information provided by the seller, and it may be subject to change. No warranty or representation is made as to its accuracy and interested parties should inspect the property and do their own due diligence to verify the information.