

**47 Matson Street, Medina, WA 6167**

**House For Sale**

Tuesday, 30 January 2024

47 Matson Street, Medina, WA 6167

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 112 m2**

**Type: House**



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## Offers From \$419,000

Explore the potential of this great 3x1 property at 47 Matson Street, Medina. This well-maintained home features:- Three bedrooms, including two double bedrooms and an additional room ideal for a study or nursery- Large lounge for comfortable living- Spacious modern kitchen, family, and dining areas with new wood plank floors- Updated bathroom and separate toilet- Rear access to a huge workshop and ample parking space- Gas hot water system- Light, bright, and move-in ready for your convenience Situated on a generous 728 sqm block, this property is move-in ready and offers great potential for both investors and homebuyers. Current Rental Situation: This property is currently rented on a periodic lease with the current rent at \$330 per week. The rent can be renegotiated to \$480 - \$550 per week, offering a lucrative opportunity for increased rental income. Convenient Amenities:- Costco Wholesale Casuarina- Kwinana Marketplace and Shopping Center- IGA Medina- Kwinana Recquatic- 7 minutes' drive to Kwinana Train Station- Proximity to the freeway, providing quick access to Perth City Local Schools:- Calista Primary School (3 min drive)- Medina Primary School (2 min drive)- Orelia Primary School (3 min drive)- Peter Carnley Anglican Community School (2 min drive)- The King's College and Kings College Primary (Opening in 2024, 5 min drive)- Gilmore College Kwinana (5 min drive) Don't miss out on securing this fantastic property! Whether you're looking for an investment opportunity or your ideal home, contact Team Rash at The Agency, a top team from a leading real estate agency in Western Australia. Team Rash Contact Details: Navpreet Singh: 0416 377 765 Rash Dhanjal: 0410 564 761 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.