

**5/197 Welshpool Road, Queens Park, WA 6107**



**Villa For Sale**

Saturday, 13 April 2024

5/197 Welshpool Road, Queens Park, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 106 m2**

**Type: Villa**



Glenn Buckley  
0893624489



Ally Carvallio  
0893624489

**From \$480,000**

This is a modern villa in a very convenient location that lends itself to both owner occupiers or investors. Think Pink Realty is proud to offer the property to the market. The many features include but are not limited to:- 3 bedrooms with WIR to master and BIR to the others- 2 sparkling bathrooms with glass shower screens and porcelain basins- 2 w/c- Open plan kitchen, meals, living area- Feature cornices- Skirtings- 4 x split system air conditioners to bedrooms and open living- Security alarm- Covered patio courtyard- Double lock up garage with remote sectional garage door. Currently tenanted on a fixed term Tenancy until 31/10/2024 at \$480 a week, but keen to stay on at a revised rent to meet the current market. With easy access to the CBD, airport, Victoria Park Cafe Strip, Westfield Carousel Shopping Centre, major arterial roads and all other amenities. Ideal for the owner occupier or the astute investor. Contact Ally Carvaglio or Glenn Buckley for a viewing. COUNCIL RATE -: \$1,731.10 23/24 Financial Year WATER RATES -: \$1,109.16 - 23/24 Financial Year STRATA FEES -: \$198.60 per quarter. Disclaimer: Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.