

**5/275 Boardman Road, Canning Vale, WA 6155**

**Sold House**

Thursday, 21 December 2023



5/275 Boardman Road, Canning Vale, WA 6155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 227 m2**

**Type: House**



Maggie Li

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Angie Ng

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**\$495,000**

This is a fabulous opportunity for an investor, first home buyer, FIFO worker, or simply someone looking to downsize. This superb 3 bedroom 2 bath pleasant family home was built in 2011 on a 227m<sup>2</sup> block with approximately 109m<sup>2</sup> of living. It is situated in a convenient location only a stone throw to the Livingston Shopping Centre, schools, parks, transport and easy access to the freeway. Features but not limited to: Built in 2011 Modern neutral deco colour throughout Open plan kitchen and living area Master bedroom with walk in robes and en-suite 2nd bedroom has a semi en-suite and built in robes Kitchen with gas cook top, electric oven and dishwasher Reverse cycle air-conditioning in the Living area Remote controlled double garage Easy care flooring Gas hot water system Solar Panel system Outdoor alfresco Current Lease will expires in Mar 2024 with rental \$500/wk Strata Fee approx.: \$175/Qtr Council Rate: \$1,736/yr Water Rate: \$1,200/yr There is potential galore at this property - make sure you add this one to your shopping list! If you would like more information about this wonderful home, please call Maggie on 0433 918 686 or Angie on 0491 966 411 or email [wenyao@honsunrealty.com](mailto:wenyao@honsunrealty.com); [pm1@honsunrealty.com](mailto:pm1@honsunrealty.com) DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.