

# 5/4 Rule Court, Somerville, WA 6430

## Sold House

Saturday, 17 February 2024

5/4 Rule Court, Somerville, WA 6430

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 212 m2

Type: House



Danielle Vasic  
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## Contact agent

Built in 2016, this four-bedroom, two-bathroom townhouse offers all the mod cons of a new build, at a better price!! This tastefully decorated, low maintenance home creates a hassle-less lifestyle with nothing to do except relax and enjoy. Downstairs features an open-plan Kitchen, Living, Dining with the ultra-modern gourmet kitchen boasting a large freestanding gas oven and stainless-steel appliances just waiting for you to cook up a storm! The spacious laundry/utility room also boasts a third toilet for extra convenience. All four Bedrooms are located upstairs with the master bedroom boasting walk in robe and alluring ensuite while the other three rooms feature Built in robes and of course the contemporary family bathroom. Outside is an entertainers dream with a gable outdoor Patio, with easy care yard and storage shed. Located close to O'Connor Primary School, Goldfields Baptist College, Goldfields Oasis, IGA, Doctors surgery, My Chemist warehouse, O'Connor cellars, everything is on your doorstep, not to mention Close proximity to the Airport and an easy commute to the centre of town or West Kalgoorlie industrial Centre. This townhouse is perfect as a family home or an investment with a rent appraisal of \$850-\$900 per week. Call Danielle today to organise a time to view, you won't be disappointed. Features; Four spacious upstairs Bedrooms (w/ BIR & WIR) Two modern Bathrooms (upstairs) Large Modern Kitchen with stainless steel appliances Open-Plan Living/Dining/Kitchen Laundry Third Toilet, (Located Downstairs) Spacious Outdoor Patio with gable patio Fully Enclosed Garage Garden Shed for Additional Storage Easy-Maintenance Yard Secure Built in 2016 Located Within Walking Distance of Schools & amenities Easy care 212sqm Block Strata fees \$94.15 per qtr Council \$2808.39 Water \$275.00 approx.