

5/65 Baler Court, Hammond Park, WA 6164

Townhouse For Sale

Tuesday, 16 January 2024



5/65 Baler Court, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 232 m2

Type: Townhouse



Josephine Salter

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Offers Over \$569,000

Located in the highly sought after suburb of Hammond Park and nestled within a popular complex, this modern, low maintenance lock up and leave townhouse presents beautifully. Featuring three large bedrooms upstairs, a modern open plan living/dining/kitchen area downstairs, plus a theatre with private courtyard, this property suits a variety of Buyers. Within walking distance to Aubin Grove Train Station, Hammond Park medical and shopping hub, easy freeway access, and within popular school catchment zones of Hammond Park Primary and Secondary College - there is a lot on offer here. Currently leased for \$610 per week until June 2024, it also presents a fantastic investment opportunity. Features you will love - - King sized master bedroom with walk-in wardrobe and balcony- Spacious ensuite bathroom with shower, vanity and toilet- Queen sized second and third bedrooms with spacious built-in wardrobes- Main bathroom with shower, vanity, bath and separate toilet- Downstairs third toilet / powder room- Well appointed and functional kitchen boasting 900mm gas hot plates, integrated rangehood, electric oven, microwave recess, lots of cupboards for storage, walk-in pantry, soft closing drawers and cupboards, large breakfast bench and dishwasher- Open plan meals and family areas with gorgeous high ceilings- Separate theatre- Ducted reverse cycle air conditioning- Crim safe security doors- Separate laundry with double linen plus triple linen cupboard upstairs- Instantaneous gas hot water system- Reticulated gardens- Private courtyard- Double garage with high ceilings and storage area

What you need to know - - Council Rates \$1,741 approx. per year- Water Rates \$1,276 approx. per year- Low Strata Fees \$297 approx. per quarter

Contact Josephine Salter through the enquiry form for more information today. Properties in Hammond Park are in high demand and are selling quickly.

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.