

**5 Volich Place, Swan View, WA 6056**

**House For Sale**

Friday, 3 May 2024

**BARGOTI**  
REAL — ESTATE

5 Volich Place, Swan View, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**FROM \$635,000**

MANISH BARGOTI! FROM "BARGOTI REAL ESTATE" PROUDLY PRESENTING, 5 VOLICH PLACE SWAN VIEW. This attractive and spacious property offers a great opportunity to purchase in a sought-after and quiet pocket of Swan View, while just being a 2-minute drive to Swan View Shopping Centre and 1 minute drive to Swan View Primary School. You are close to all the great amenities that the area has to offer including freeway access (Roe Highway) just a short 3 minute drive. This charming property offers endless possibilities for those seeking a spacious block with ample room for you and your beloved pets. A big shout out to all the investors and first home buyers to grab this property before WA house prices increase further. This well-maintained and cul-de-sac property is an ideal investment for a seasoned investor who will start receiving returns as soon as they buy this property as it is tenanted until 9th September 2024 at \$500 per week. For a first home buyer, if you are not in a rush to move in and you are just planning in advance, secure this gem now and move in post-tenancy when the time is right. Upon entering the home, you are greeted by an inviting living on your left with a lovely view overlooking the front yard. With ducted air conditioning this is your ideal place to relax on the couch with a movie. The adjacent dining area provides seamless access to the kitchen, perfect for hosting family gatherings. Three well-proportioned bedrooms, featuring quality carpets, offer comfort and versatility. Climate control is a breeze with ducted air conditioning. Outside, the property shines with a vast entertaining area perfect for creating family memories and a sizeable lock-up shed. Here are just some of the features this home has to offer:- Currently tenanted until 09/09/2024 for \$ 500 per week.- Set in a secluded cul de sac location.- Easy care front yard with a large, grassed area.- Windows in the living room overlook the front garden.- Ducted air conditioning.- A walk-through kitchen with plenty of storage space, oven, cooktop, spot for microwave, plus a window for added light and to overlook the outside.- The laundry is separated from the kitchen with a door and has a single door to the outside patio area.- A central hallway leads to three bedrooms, the bathroom and toilet.- The bedrooms are all a decent size and have carpets.- The outside has a great entertaining area that has access from the kitchen plus the laundry.- The backyard has a shed for additional storage.- Long driveway where you can park multiple cars.- Located next to Christowe park and at a stone throw distance from Fairfax park. - Close to public transport with closest bus stop on Fairfax Road.- Situated within walking distance of Swan View Senior High School and Swan View Primary schools. This property offers you endless possibilities and opportunities to create your ideal lifestyle. Don't miss the chance to invest in this well-located home. Secure your future at 5 Volich Place before the market moves even higher. Places Nearby (approximate as per google maps):- Swan View Primary School - 500 m.- Cuddles Early Learning & Childcare - 600 m.- Swan View Senior High School - 900 m.- Swan View Shopping Centre - 800 m.- Swan View Uniting Church - 1 km.- Local Shops (including IGA, Dominos, Subway, Liquorland & Pharmacy etc) - 800 m.- Swan View Tavern - 1 km.- Roe Highway - 2 km.- Public Transport - Route 327 from Fairfax Road. Route 313, 314, 323, 324, 325 from Morrison Road. Block size: 705 sqm (approximate). Floor Area: 120 sqm (approximate). Year Built: 2000 (approximate). Council rates: \$2103.02 p.a (approximate & subject to change). Water rates: \$1,098.06 p.a (approximate & subject to change). If this property sounds like the perfect next step in your investing journey or a perfect place for your family to settle down, contact Manish Bargoti on 0451 199 947 or email manish@bargotirealestate.com.au for further information. Disclaimer: **\*\*\*IMPORTANT! PLEASE REGISTER TO ATTEND INSPECTIONS\*\*\*** For inspection times please click BOOK INSPECTION, enter your details and we will respond instantly! Alternatively, click 'Contact Agent' and we will respond with inspection times. By registering we can keep you informed of any changes to your inspection, so please register today as SCHEDULED INSPECTION TIMES ARE SUBJECT TO CHANGE. Disclaimer: The particulars and photographs shown are for general information purposes only and is based on information provided by the Seller and may be subject to change at any time without notice. Information provided is for general understanding only and to help you assess whether you need more detailed information. All distances are estimations obtained from Google Maps. However, we do not guarantee or warrant the accuracy and completeness of the information provided and interested parties should place no reliance on it and should make their own independent enquiries. Kindly confirm the school catchment zones. Photos are for reference only. Some photos are staged to show the potential of the property. The particulars in the advertisement are not intended to form a part of the contract. Inspection is recommended as we do not guarantee the accuracy and condition of the property as shown in the photos. Details herein do not constitute any representation by the Owner, the Agent, Sales Representative and the Agency and are expressly excluded from any contract.