

55 Parmelia Avenue, Parmelia, WA 6167



House For Sale

Wednesday, 17 April 2024

55 Parmelia Avenue, Parmelia, WA 6167

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 688 m2

Type: House



Jade Shani

0401522584

UNDER OFFER

Perfect Opportunity for First Home Buyers and Investors! Discover the charm of this immaculate brick and tile home nestled in the sought-after suburb of Parmelia. With 3 spacious bedrooms, a modern kitchen, and a well-maintained bathroom, this property offers both comfort and convenience. Why It's Perfect for You: Ideal for First Home Buyers Step into homeownership with confidence! This property is priced for well for first home buyers to take their first step into home ownership. It's neat and tidy with all maintenance up to date, simply move in and get creative making it your own. Attractive to Investors Looking for a smart investment? Parmelia has experienced impressive capital growth in recent years, making this property a lucrative opportunity for investors seeking strong returns. The rental estimate for this property is \$520 per week. Enjoy summer comfort with ducted air-conditioning and ceiling fans plus gas bayonet heating. Host BBQ gatherings or simply unwind in the alfresco area overlooking the generously sized yard. It's the perfect spot for outdoor enjoyment and entertainment. Convenient Location: Parmelia's central location offers easy freeway access, excellent public transport links, and proximity to the stunning beaches of Rockingham. Experience the best of suburban living with convenience at your doorstep. Additional Features: Solar System Electrical stove & hot water to make the most benefit from the solar Tiled flooring throughout all the home except bedrooms Sunken lounge space Security flyscreens on windows and doors for added comfort and security Side access through the back of the carport Retained back yard, ready for planting, or play equipment for the kids Front sitting porch which extends the length of the property Small complex of shops in front of the home (a number are for lease so new exciting things could soon be popping up) Financials: Currently this property is owner occupied. Expected rental return is from \$520 per week Council Rates - \$1869.25 per year as of last issue Water rates - \$916.04 Per year as of last years rates The sellers preferred settlement terms are 90 days from settlement. Don't miss out on this fantastic opportunity to secure your slice of Parmelia's thriving community. Whether you're a home buyer ready to embark on your homeownership journey or an investor seeking a lucrative venture, this property ticks all the boxes. Schedule a viewing today and make this wonderful home yours! This advertisement has been written to the best of our ability based upon the Sellers information provided to us. Whilst we use our best endeavours to ensure all information is correct, Buyers should make their own enquiries and investigations to conduct personal due diligence of the property.