

**5A Riding Way, Bull Creek, WA 6149**

**House For Sale**

Thursday, 13 June 2024

**Jones  
Ballard**

5A Riding Way, Bull Creek, WA 6149

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: House**



Shaun Yeo

0894741533

## Expressions of Interest

>Welcome to this 3 bedroom free standing strata home, built in approximately 1977. Great presentation, recently updated with a fresh coat of paint, new carpets and blinds, upgrades to the original kitchen and bathroom and still room to value add, this property offers a welcoming and refreshed modern feel. The main living area boasts vaulted ceilings, creating a light filled open spacious atmosphere. Three bedrooms, two bedrooms feature built-in robes, providing good storage space. Situated on approximately 460sqm of exclusive use lot area, the fully fenced combined front and rear yard offers maximum privacy and space, plus enjoy relatively low maintenance auto bore reticulated lawn and garden area. Convenient undercover parking located right by the front door, ensuring easy access to your home. Stay comfortable with the split reverse cycle air conditioning in the main living zone. THE LOCATION Situated in a quiet street close to sought after Oberthur Primary School catchment, benefit from dual high school option set in both Willetton & Leeming Senior High School zones and convenient to the new southern rail line, Murdoch University, St John of God Hospital, the Fiona Stanley Hospital, Freeway access, and Roe Highway entrances, several shopping areas, sporting facilities and all community amenities. As always with properties in this locale, we don't expect this will be on the market for long.\*\* Please ensure when attending during home open that you are parked in a courteous manner for neighbouring homes Council Rates:\$1,663.57 per annum approx. Water Rates:\$1,167.80 per annum approx.NO STRATA FEES Get in touch with Shaun Yeo on 0417 836 667 for more information or to receive an appraisal on your property.