

6 Aaron Lane, Parmelia, WA 6167

House For Sale

Friday, 3 May 2024



6 Aaron Lane, Parmelia, WA 6167

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 612 m2

Type: House



Jade Shani

0401522584

Under Offer

This property sits at the crest of this area's hill and has a delightful vantage points to see the suburbs below. Built in 1995 this home has the modern day amenities and yet still has fantastic solid double brick and tile construction. The kitchen has been updated and the home is very neat and tidy throughout but could use some minor cosmetic upgrades to really make it shine. This is a fantastic large size block calling all green thumbs! The neighbours are friendly and known to each other, so come join the community. Parmelia has been one of the most popular suburbs of Kwinana in the last few years, with capital growth exceeding 30%, and rents also increasing in line with this to make the area a good solid investment for those seeking out this. There are two local train stations within easy commute and getting to the freeway or Rockingham road is also a breeze from this location. Some of the features that will make moving in or renting out this home ever so easy include: * Well appointed modern renovated kitchen * Dishwasher included * Light and bright open plan living plus additional front lounge * All bedrooms with built-in robes, master with walk-in * Ducted evaporative air-conditioning * Gas heating points * Bathroom has bath + separate shower * Grand outdoor entertainment area with large patio * Shade covered side area with concrete flooring * Large garden * Secure garage parking for 2 cars front to back * Close to the train station, shops & schools * Only around 10 minutes drive to the beach

The Financials: Council Rates: \$1938.20 as per last years billing
Water Rates: \$929.67 as per last years billing
Expected Rental Return: \$520- \$550 per week
Settlement Requirements: The seller of this property would ideally like to settle on the 7th of June 2024
If you would like to know more about this home or Pamelia in general feel free to give Jade Shani a call, she is a local expert - 0401522584. All offers will be presented to the Sellers of this property on Monday the 6th of May 2024. 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.