

**7/13 Golf Road, Parkwood, WA 6147**

**Sold House**

Thursday, 24 August 2023



7/13 Golf Road, Parkwood, WA 6147

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\$400,000**

Nikki Varga is delighted to present to the market 7/13 Golf Road, Parkwood. What an opportunity, modern home in a perfect location. This gorgeous 2x1 in very well maintained and quite complex with no money to be spent on it is the perfect investment, first home or downsizer. Walking distance to Stockland Riverton, Riverton Leisure plex and Library and all amenities, within close proximity to public transport and easy access to main roads. **WHAT YOU WILL LOVE:-** 2 Bedrooms, 1 bathroom- Reverse cycle air-conditioning unit in both bedrooms- Freshly painted and new flooring throughout- Modernised kitchen - Separate lounge room with air-conditioning unit - Open plan kitchen/meals area- Electric hot water system- Laundry with built in storage - Front courtyard with astroturf - Large outdoor area with paved alfresco, shed, washing line and clothes dryer- Secure garage parking with automated access- Vacant and ready to be moved in to**WHAT YOU NEED TO KNOW:-** Solid brick and tile home built in 1985- Council rates \$1,700 pa (approximately)- Water rates \$1,000 pa (approximately)- Strata levies: \$609.38 per quarter - inclusive of building insurance, public liability insurance, common property gardening/maintenance, gutter and roof check twice a year and annual pest inspection.- Rental value \$450-470 per week (approximately)For further details or a private viewing phone Nikki Varga today on 0419 956 944.**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.