

9 Carnation Place, Yangebup, WA 6164

Sold House

Sunday, 20 August 2023



9 Carnation Place, Yangebup, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 701 m2

Type: House



Kirstin Dunn
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\$491,000

GREAT INVESTMENT OPPORTUNITY! This property is currently tenanted until 20th April 2024 for \$535 per week. Tucked away in a lovely cul-de-sac, this neat and tidy 4x2 home lies on a generous 701sqm block. Situated to the West of Spearwood Ave, from here it's just a short walk to the Beeliar Village shops and eateries, and within the South Coogee Primary School catchment. Features and inclusions: • Four bedrooms all with wardrobe recess • Main bathroom with shower, sink with vanity and built in open shelves, plus separate toilet • Ensuite bathroom with shower, sink with vanity and toilet • Open plan living and dining complete with air conditioning and gas points • Quaint kitchen with electric appliances • 6.3Kw Mitsubishi Heavy industries split A/C system only one year old • Electric hot water system • Single carport with extra driveway space • Solar with Fronius 5000VA normal output 4600W (installed by Solargain) • Massive 701sqm Block Property Facts: • Block size: approx. 701sqm • Living Area: approx. 143sqm • Year built: 1988 • Water Rates: \$1,065 approx. • Council Rates: \$1,610 approx. Nearby amenities: • Beeliar Village Shopping - approx. 1.7km • South Coogee Primary School - approx. 1.7km • Mater Christi Catholic Primary School - approx. 2.6km • Coogee Beach - approx. 5.8km • Cockburn Gateway Shopping Centre - approx. 5.7km • Fiona Stanley Hospital - approx. 9.1km 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.