

**9B Kallama Parade, Millars Well, WA 6714**

**Realmark**

**House For Sale**

Wednesday, 3 April 2024

9B Kallama Parade, Millars Well, WA 6714

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 281 m2**

**Type: House**



Jordan James

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## Set Date Sale: 16th April 2024

Set Date Sale - Offers Closing at 3pm on 16 April, 2024  
What to love? Welcome to 9B Kallama Parade, Millars Well! Nestled in a sought-after complex, this standalone unit is a gem waiting to be discovered. Boasting 3 bedrooms and 2 bathrooms sprawled across 281m<sup>2</sup>, with a house size of 115m<sup>2</sup>, it's the epitome of comfort and convenience. Currently leased at \$790 per week, this property presents a golden opportunity for both homeowners and investors alike. Imagine stepping into a tiled oasis, where the open plan kitchen/dining living area beckons with its modernity and functionality. Equipped with a sleek cooktop and oven, space for a dishwasher and lots of storage space, it's a chef's dream come true. Natural light floods the space, courtesy of a strategically placed window over the kitchen sink, while ranch sliders in the living area seamlessly connect the indoors to the outdoors. Retreat to one of the three generously sized bedrooms, each offering sanctuary after a long day. With two tiled bathrooms and a separate laundry, every aspect of comfort is meticulously catered to. Outside, a small lawned area and mature trees create a relaxed atmosphere, while the paved patio sets the stage for al fresco dining and BBQ gatherings. Worried about parking? Fear not, as a dedicated carport, visitor bay, and side access ensure convenience is always at your doorstep. Act quickly to make 9B Kallama Parade your home. Whether you're starting a new chapter or expanding your investment portfolio, this property ticks all the boxes. Make your offer before the Set Date Sale closes at 3pm on April 16, 2024, and secure your piece of paradise today.  
What to know? Block size: 281m<sup>2</sup> House size: 115m<sup>2</sup> Built: 2004 Council rates: \$2490 (approx.) Water rates: \$986.87 Who to talk to? For more information about the property and the sales process, call Jordan James on 0458 193 869.