

**110B Moloney Street, Utakarra, WA 6530**

**Professionals**

**House For Sale**

Saturday, 18 May 2024

110B Moloney Street, Utakarra, WA 6530

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Cotton



Amelia Saunders  
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## UNDER CONTRACT

Discover your ideal modern home at 110B Moloney Street, Utakarra. This charming 3-bedroom, 2-bathroom residence blends contemporary style with cozy comfort. Step inside to find spacious living areas adorned with sleek finishes and air conditioners in every bedroom, ensuring year-round comfort. The master bedroom is a true retreat, featuring a private ensuite and a walk-in robe. The well-appointed kitchen, complete with modern appliances, seamlessly overlooks one of the multiple living spaces, perfect for family gatherings and entertaining. Outside, a moderate-sized shed offers ample storage space, a great outdoor entertainment area and the double car garage provides added convenience. This property is not only perfect for homeowners but also an investment opportunity, with a rental appraisal of approximately \$500 per week in the current market. The home is well-maintained and ready for you to move in at the end of May, allowing you to start enjoying or generating rental income immediately. If further information or to arrange your private viewing contact Michael Cotton and Amelia Hebiton today!! Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.