

**130 Challenger Ave, Parmelia, WA, 6167**



**House For Sale**

Saturday, 17 August 2024

130 Challenger Ave, Parmelia, WA, 6167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John Ball

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## Family Home With Separate Studio

Welcome to 130 Challenger Avenue Parmelia, this 4 bedroom 2 bathroom home has been fully painted and updated in areas with led lighting. Great location close to public transport, schools, shopping centre and other amenities,

Key features of this consist off:

- Kitchen with twin sinks, 4x gas burner stove top, electric oven,
- Open plan living with split system and gas bayonet
- Front lounge room for separate living
- Main bedroom generous size with walk in robe
- Ensuite including shower and toilet
- Bedrooms 2,3 and 4 all have single built in robes and 2 of the rooms have ceiling fans
- Bedrooms, Open Plan, Kitchen have electric roller shutters
- Led lighting throughout
- New alarm system
- Gas hot water system
- 2nd Bathroom with shower and bath combination
- Laundry and 2nd toilet
- Double garage with electric roller door and brick side workshop
- Studio in rear of garden consisting off sink, separate bathroom with shower and toilet. Also has electric roller shutters and split system air conditioner
- Block size 602m<sup>2</sup>
- Living space 132m<sup>2</sup>
- Build 2002
- Potential rental income \$680 to \$750 per week
- Water Rates approx \$1150 per annum
- Council Rates approx \$2400 per annum