

# 17 Hartfield Street, Queens Park, WA 6107



## House For Sale

Wednesday, 19 June 2024

17 Hartfield Street, Queens Park, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 664 m<sup>2</sup>**

**Type: House**



Tom Mischczak

**From \$629,000**

**\*\* First Viewing - Saturday 22nd of June - 11:00 to 11:40am \*\***Tom Mischczak from The Agency has the pleasure in bringing this ultra rare and premium location to the market, just 9km from the Perth CBD. The property already has subdivision approval to retain the existing home and create a new 260sqm lot behind. The existing home is a double brick and tile residence which will also have the space for a granny flat at the front to further maximise and highlight the outstanding potential this property holds. Estimated rental - \$600 to \$650 per week Features include:- 3 Bedrooms- 1 Bathroom- 2 Car Parking- 664sqm Green Title Block- R30 Zoning- Jarrah Floorboards- Reverse Cycle Air-Conditioning- Gas Cooking- Electric Oven- Gas Hot Water- Upgraded Bathroom with Full Height Tiling- Council Rates approx \$1650 pa- Water Rates approx \$800 pa Positioned in a ideally convenient spot within an easy walk to Queens Park Primary School and numerous bus stops as well as shops and parks, this property is the ideal buy. Fully secured with fencing all around the property, you or your tenants will love that you can utilise the entire block with ample room for the pets and kids to run around on. Internally the home is a rock solid and modern residence which has seen upgrades to the kitchen and bathroom as well as recently replaced hot water system as well as enjoy reverse cycle A/C to the living room. The period jarrah floorboards are forever popular and the bedrooms are a very good size with the master bedroom enjoying a full wall of built in robes. Don't delay, properties such as this are rare. Contact your REIWA award winning agent - Tom Mischczak on 0400 217 162 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.