

# 17B Corrigan Way, Greenwood, WA, 6024

## House For Sale

Wednesday, 14 August 2024



17B Corrigan Way, Greenwood, WA, 6024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Pristine & Prepared: Your Hassle-Free Home Awaits**

Welcome to 17B Corrigan Way, a beautifully presented 3-bedroom, 1-bathroom home that ticks all the boxes for first-home buyers, savvy investors, and those looking to downsize without compromising on comfort. Freshly painted throughout this property is here to save you time and money. Compromising of three fantastic bedrooms, an open living area, and a dining area overlooking the rear gardens this is a home not to be missed. Long held by the same owners with clear instructions to sell, do not miss out on this fantastic opportunity

- 3 bedrooms
- 1 bathroom
- Double brick
- Tile roof
- Freshly painted
- New floor coverings
- Updated kitchen
- AC to the bedroom and main living area
- 430sqm block

**Prime Location:** Situated in the heart of Greenwood, this property offers the perfect blend of tranquillity and convenience. You'll find yourself just minutes away from essential amenities:

- **Greenwood Village Shopping Centre:** Enjoy a variety of shops, cafes, and services right at your doorstep.
- **Warwick Grove Shopping Centre:** A short drive away, offering a larger selection of retail outlets, restaurants, and entertainment options, including a cinema.
- **Parks and Recreation:** Several nearby parks, including Penistone Park and Blackall Reserve, provide ample green space for outdoor activities, picnics, and walks with the family.
- **Schools:** Families will appreciate the close proximity to Greenwood Primary School, West Greenwood Primary School, and Greenwood College.
- **Transport:** Greenwood Train Station and bus routes are nearby, ensuring easy access to Perth CBD and surrounding suburbs.

**The Property:** Step inside this immaculate unit, where every detail has been carefully considered. The home features:

- **Spacious Bedrooms:** Three generously sized bedrooms, perfect for a growing family or accommodating guests.
- **Modern Bathroom:** A well-appointed bathroom with contemporary finishes with AC
- **Open-Plan Living:** A light-filled living and dining area that flows seamlessly into the kitchen, creating an inviting space for entertaining and everyday living.
- **Updated Interiors:** Freshly painted, with new floor coverings and updated light fittings, this home is ready to welcome you without the need for any further work.
- **Outdoor Bliss:** The standout feature of this property is the expansive backyard. Whether you're looking to create a play area for the kids, a safe haven for pets, or even install a swimming pool, this outdoor space offers endless possibilities.

**Investment Potential:** For investors, this property presents a fantastic opportunity with a potential rent return of \$600-\$620pw

**Ready to Move In:** This home is truly move-in ready. With nothing left to do, you can start enjoying the benefits of homeownership or adding this gem to your investment portfolio immediately.

Don't miss out on this exceptional opportunity to secure a property in a sought-after location. Whether you're starting your homeownership journey, looking to invest, or seeking the perfect downsizer, 17B Corrigan Way is the home you've been waiting for. Contact us today to arrange a viewing!

Water rates: \$961.37 p/a (approx.) - For period 01/07/2023 to 30/06/2024

Council rates: \$1,456.64 p/a (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.