

# 22 Pershing Link, Harrisdale, WA, 6112

## House For Sale

Sunday, 18 August 2024

22 Pershing Link, Harrisdale, WA, 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jay Singh

## A PERFECT FIRST HOME/DOWNSIZER/INVESTMENT IN A GREAT LOCATION!!

Keen to make an offer? Follow the link to submit an offer - <https://www.thebestrealty.com.au/offer-submission-form/>  
Alternatively, SCAN the QR Code in one of the photos to also submit your offer!

END DATE SALE - All offers are to be presented before 6:00pm Saturday 31st Aug 2024. (The seller reserves the right to accept an offer prior to the Fixed Date Sale date, without prior notice).

Looking for a hassle-free, move-in-ready home that ticks all the boxes? This charming 3-bedroom, 2-bathroom property is perfect for young families, couples, and downsizers, investment. With zero maintenance, this residence offers a seamless transition to comfortable living.

### Key Features:

#### Inside:-

- **Bright & Airy Living Space:** The main living area is bathed in natural light and opens up to a delightful rear courtyard through sliding doors.
- **Master Suite:** Enjoy privacy and convenience with a spacious master bedroom featuring a walk-in robe a sparkling ensuite and a split system reverse cycle for year-round comfort.
- **Open kitchen:-** The galley-style kitchen boasts stainless steel appliances and a built-in pantry, making meal prep a breeze.
- **Living/Dining-** wisely utilized and very well cared for and styled living & dining space with vinyl plank flooring.
- **Comfortable Secondary Bedrooms:** Each additional bedroom is generously sized and includes built-in robes.
- **Climate Control:** A split system in the main living area ensures year-round comfort.

#### Outside:-

- **Paved Courtyard:** Entertain guests or relax in the paved outdoor area with a covered patio.
- **Low Maintenance Gardens:** Enjoy easy-care front and back gardens, so you can spend more time enjoying your home.

#### Location Highlights:-

- **Convenient Transport:** 350m to the nearest bus stop for easy commuting.
- **Parks & Recreation:** 290m to Harrisdale Park, perfect for outdoor activities.
- **Schools:** 350m to Harrisdale Senior High School and 900m to Harrisdale Primary School time on school drop-offs!
- **Shopping & Dining:** Just 600m from Stockland Harrisdale, offering supermarkets, cafes, dining, and medical facilities.

#### Property Details:-

- **Land Size:** 210m<sup>2</sup>
- **Build Year:** 2013
- **Built Area (Living):** 104m<sup>2</sup>
- **Council Rates:** available on request
- **Water Rates:** Available on Request
- **NBN:** Available

#### 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 independent inquiries.

\*\*The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.

\*\*Reference to a school does not guarantee the availability of that particular school.

\*\*ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.

**\*\*ALL boundary lines and sizes on imagery are APPROX only.\*\***