

# 4/21 Golf Road, Parkwood, WA 6147

## House For Sale

Sunday, 23 June 2024



4/21 Golf Road, Parkwood, WA 6147

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 189 m2**

**Type: House**



Nikki Varga

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## Offers From \$450,000

Nikki Varga is delighted to present to the market this perfect investment! This 2-bedroom 1-bathroom home is located within walking distance to Stockland Riverton, Lynwood Senior High School, public transport and all its amenities. Buying opportunities like this are rare, act fast!**WHAT YOU WILL LOVE:-** 2 bedrooms, 1 bathroom- Main bedroom with built in robes and bedroom 2 with freestanding robe- Carpet and laminate flooring throughout- Lounge room with reverse cycle air- conditioning unit- Kitchen/dining area looking out over the outdoor entertaining area- Kitchen with fridge included and electric upright cooker- Laundry with linen closet and washing machine included- Well maintained and low maintenance outdoor entertaining area with paved patio and storeroom- Mains reticulation to the backyard- Single carport and visitors parking bay- Carport with automatic roller door**WHAT YOU NEED TO KNOW:-** Solid brick and tile home built in 1986 on 189sqm strata titled block- Stata fees: \$558.40 per quarter, inclusive of building insurance, public liability insurance, and common property insurance and maintenance- Council rates: \$1,500.00 pa (approximately)- Water rates: \$1,100.00 pa (approximately).- Potential rental return \$500 per weekFor further details contact Nikki Varga today on 0419 956 944. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.