

73 Minigwal Loop, Hammond Park, WA 6164



House For Sale

Tuesday, 25 June 2024

73 Minigwal Loop, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: House



Han He

0424949272

From \$620,000

Are you searching for the perfect family residence in Hammond Park or a high yield investment property? Look no further! We present to you a captivating 3x2x2 property that's ready to tick all your boxes! IdealRealty presents to you the perfect family haven in the heart of Hammond Park, where convenience meets tranquillity. Introducing this splendid 3-bedroom, 2-bathroom gem, a true masterpiece of modern living built only in 2021. Step inside and you're greeted by an expansive open-concept living space, bathed in natural light, making it the ideal place for gatherings and creating lasting memories with family and friends. The modern kitchen boasts stainless steel appliances, ample counter space to satisfy family needs. Retreat to the master bedroom, a serene oasis with an ensuite bathroom, offering you the perfect escape at the end of the day. Two more generous bedrooms provide space for the whole family, guests, or your creative vision. Step outside to the beautifully landscaped backyard, it is low maintenance and easy to care for. Plus, you have spacious 2 car garage to keep your vehicles safe and sounds. In Hammond Park, you will find a welcoming community, with parks, schools and all the amenities all within close proximity. Don't miss your chance to call this house 'home'. It's more than a residence it's a lifestyle.

Property Highlights-

- Newly built in 2021 with high quality materials and well structured.
- 3 spacious rooms offering comfort and privacy for your family.
- Master Suite: Your sanctuary awaits in the master bedroom with an ensuite bathroom.
- Open-Concept Living: Enjoy open and well-lit spaces for family gatherings and entertaining.
- Currently leased at \$550 per week, well maintained by tenants and managed very well with high yield.
- Easy to maintain outdoor area: Nice and relaxing landscaped yard with little maintenance.
- Prime location: Hammond Park offers a family-friendly community with schools, parks and amenities nearby.*

* Current rent \$600 per week, untill 30/03/2025* Levy fees is \$189 per quarter* Council rate is about \$1650 per year.* Water rate is about \$1100 per year

Contact Han He at 0424 949 272 or Aaron at 0448 364 655 for further information today!

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