

**17/13 Reilly Street, Orelia, WA 6167**

**Unit For Sale**

Thursday, 4 July 2024

17/13 Reilly Street, Orelia, WA 6167

**Bedrooms: 2**

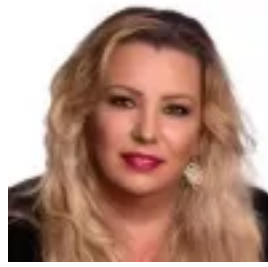
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Amanda Griffin  
0894197933



Rachael Francis  
0894197933

## Offers from \$292,000

This 2 bedroom, 1 bathroom 1st floor unit is nestled in the gorgeous "Kiara Gardens" strata complex which boasts gated entry, beautifully manicured gardens and luscious lawn areas, inviting pool area along with visitors parking bays. This property is within close proximity to local transport (Kwinana Train Station, Kwinana Freeway and local bus routes), shops, schools and parks making it a wonderful place to call your next home or a great opportunity to add to your property investment portfolio. Features Include: • Security screen to entry and balcony doors • Separate kitchen with access nook to lounge area along with electric cooking, overhead cupboards and plenty of bench space • Open plan living / dining area with AC, linen storage cupboard and access to the balcony • 2 bedrooms, Master bedroom with double mirrored BIR • 1 combined bathroom and laundry room with shower recess, vanity, W/M recess and toilet • A good sized 2nd bedroom • Balcony (approx 5sqm) with views over the beautiful gardens and pool area • Separate allocated 4sqm storage unit • Single 16sqm undercover allocated car bay • Gated complex with separate visitors car park • Plus much more! \*\*\*Sorry - This is a no pets strata complex\*\*\* Further Info: • Total of approx. 100 sqm (75sqm internal living space, 5sqm balcony, 16sqm car bay and 4sqm store room) • Strata Levies = \$220.00 / month + \$20.00 Reserve / month • Water Rates - Previous financial year total: \$751.99 For period 01/07/2023 to 30/06/2024: (Consumption of water included in Strata Levies) • For the investors - The current rental range for 2 bed units in this area is between \$400.00 - \$430.00 / week (-/+ ) as at the time of listing the property for sale. • Built 1971 Don't miss out on the chance to make this listing yours, contact us today to arrange a viewing and see for yourself the potential and value this property has to offer. For viewing / enquiries please email us via web advert or you can call the office on (08) 9419 7933 | Rachael Francis 0447 001 537 or Amanda Griffin 0455 455 338. DISCLAIMER: The details of this property listing have been prepared for advertising & marketing purposes only. Gem Property Sales & Management have made every effort to ensure that at the time of preparing this advertisement the information is believed to be reliable & accurate. However, clients/buyers must carry out their own independent due diligence to satisfy that the information provided herein is correct and meets their expectations. In regards to rental estimates we recommend asking agents for a full rental appraisal at the time of submitting an offer if you are buying the property as an investment.