

Unit 3/17 Yallambee Way, Queens Park, WA 6107



Villa For Sale

Friday, 17 May 2024

Unit 3/17 Yallambee Way, Queens Park, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 174 m2

Type: Villa



Jonathan Djulamsah
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From \$615,000

Welcome to your dream home in the heart of Queens Park! This beautifully maintained 4-bedroom, 2-bathroom property offers an exceptional blend of modern convenience and timeless elegance. With its impressive features and prime location, this home is perfect for families and entertainers alike.

Key Features:

- Spacious Open Plan Living: The expansive living, dining, and kitchen area is designed for comfort and style, making it the perfect space for family gatherings and entertaining guests.
- Plantation Shutters: Enjoy privacy and control over natural light with plantation shutters throughout the home, adding a touch of sophistication to every room.
- Hybrid Timber Flooring: Beautiful hybrid timber flooring runs throughout the entire house, including all bedrooms, providing durability and a sleek, modern look.
- Freshly Painted Walls: The entire interior has been freshly painted, giving the home a bright and welcoming atmosphere.
- 3kW Solar System: Reduce your energy bills and carbon footprint with the efficient 3kW solar power system.
- Ducted Evaporative AC: Stay cool during the hot summer months with the ducted evaporative air conditioning system.
- Gorgeous Outdoor Area: Step outside to a beautifully landscaped outdoor area, perfect for alfresco dining and outdoor relaxation.
- Stone Benchtops: The modern kitchen features stunning stone benchtops, providing ample space for meal preparation and entertaining.
- Double Garage: Secure parking for two vehicles with additional storage space in the double garage.
- Security Alarm System: Peace of mind with a state-of-the-art security alarm system installed.
- Gas Cooktop and Dishwasher: The well-appointed kitchen includes a gas cooktop and a dishwasher, making meal prep and clean-up a breeze.

Location: Situated in the desirable Queens Park neighbourhood, this home offers easy access to local parks, schools, shopping centres, and public transport. Enjoy the perfect balance of suburban tranquillity and urban convenience.

Investment: For the investors, projected rental is approx \$750 - \$800/wk, giving a gross yield of 6.34% - 6.76%

Outgoings: Water rates: Approx \$1,236/annum Council rates: Approx \$1,833/annum Strata Levies: Approx \$600/qtr, including building insurance

Don't miss out on the opportunity to make this beautiful house your new home. Contact Jonathan today to schedule a viewing! The information contained is the opinion only of Austpro Properties South Perth. All parties to which this advertisement intended for should exercise their own due diligence as to the accuracy of the information provided. Austpro Properties South Perth will take absolutely no responsibility for any actions arising from any parties acting on this information contact within

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