

Sold



30 Werang Ent, South Guildford



## CHARMING HOME IN SERENE CUL-DE-SAC WITH RESERVE BACKDROP

\*\*\*For Sale by "Expressions of Interest" with all offers to be submitted by Monday, 15th January 2024 at 4.00pm (AWST) (The seller reserves the right to accept an offer prior)\*\*\*

Nestled within a popular cul-de-sac, this inviting three bedroom, one bathroom home presents an ideal opportunity for both astute investors and first-time buyers.

Situated on a generous 456 square meter block, the property boasts a single carport (with drive through access to the rear) and is in proximity to parks and transportation. However, what truly sets this home apart is its unique location; backing onto a reserve rather than another house, ensuring added safety and a scenic/peaceful backdrop, enhancing the overall appeal of the property.

This South Guildford gem not only offers an excellent investment

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Price	SOLD
Property Type	Residential
Property ID	64
Land Area	456 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

opportunity with a promising net rental return but also serves as a perfect canvas for first-time homebuyers.

Call Lee now and don't miss the chance to experience the allure of this rare find.

#### **Key Features:**

- \* **Three Bedrooms:** Generously sized for comfort and functionality.
- \* **Bathroom:** Featuring a separate shower, bath, and vanity.
- \* **Cosy Lounge:** Perfect for relaxed evenings or gatherings.
- \* **Spacious Kitchen and Family Room:** Offering ample space for daily living.
- \* **Modern Kitchen:** Includes a pantry, overhead cupboards, stainless steel under-bench oven, gas cooktop, and dishwasher.
- \* **Easy-care Laminated Timber Floors:** Ensuring convenience and style.
- \* **Ducted Evaporative Air Conditioning:** Providing year-round comfort.
- \* **Outdoor Amenities:** A paved patio and garden shed for outdoor enjoyment.
- \* **Convenient Side/through Access to Rear:** Enhancing accessibility
- \* **Hot Water System:** Instantaneous Gas
- \* **Block size:** 456sqm
- \* **Built in:** 1999
- \* **Rental Appraisal:** \$630 per week (from an independent Property Manager)
- \* **Water Rates:** \$1,052 (per year 2023)
- \* **Council Rates:** \$1,322

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.