31A Holmes Street, Southern River

Discover Comfort, Convenience, and Investment Potential in Southern River

Absolutely All offers presented, Offer close by Tuesday 5 PM 20th August 2024. Seller reserves right to sell prior.

Green title no strata fee. Street front property.

Welcome to 31A Holmes Street, a charming and well-maintained home offering an excellent blend of modern amenities, cozy living, and strong investment potential. This residence features three spacious bedrooms and two well-appointed bathrooms, ideal for families, first-home buyers, or investors seeking a low-maintenance property with great returns.

The heart of the home is the modern kitchen, equipped with ample cupboard space, an electric oven, and gas hotplates. The open-plan design seamlessly connects the kitchen to the tiled living area, creating a perfect space for entertaining and daily living. The main bedroom is thoughtfully situated at the rear of the house, offering privacy and tranquility.

A separate living area at the front of the home can be perfectly utilized as a study, office, or kids' play zone, providing flexibility to suit your needs. Additional features include ducted air conditioning throughout, ensuring year-round comfort, and a remote-controlled single garage for secure parking. The reticulated lawns and gardens are easy to maintain, providing a pleasant outdoor space to enjoy, making this home easy-care and low-maintenance.

3 2 1

Price	SOLD for $640,000
Property Type	Residential
Property ID	30614

Agent Details

Ken Yan - 0488 886 698

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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XCEED REAL ESTATE

Investment Highlights:

This property is not only a perfect home but also an attractive investment opportunity. With a rental estimate of approximately $700 per week, this home offers excellent rental yield potential. Its low-maintenance design and prime location make it a highly desirable option for both tenants and investors.

Prime Location:

Situated in a convenient location, 31A Holmes Street is just approximately 500 meters from the vibrant Southern River Square Shopping Centre, which includes Coles, Chemist Warehouse, and a range of dining options like McDonald's and local cafes. Dan Murphy's, for all your beverage needs, is conveniently located just about 600 meters away on Holmes Street. For families, Bletchley Park Primary School is a short drive of approximately 1.5 kilometers, making this property an excellent choice for those with school-aged children. Additionally, Sutherlands Park, offering extensive sporting grounds and leisure opportunities, is located approximately 1.2 kilometers away, perfect for weekend activities.

Don't miss the opportunity to view this delightful home in Southern River, where comfort meets convenience in a community-focused environment. Whether you're looking for a place to call home or an investment opportunity with strong returns, this property is sure to meet your needs.

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Don't miss out on this fantastic opportunity to secure a home in a prime location. Contact Ken Yan on 048888 6698 today to arrange a viewing and make this beautiful property yours!

DISCLAIMER: The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or agent and are expressly excluded from any contract.

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