



4/35 Kitchener Avenue, Burswood



## TOP OF THE HILL - GREAT BUYING!

The owner is prepared to rent back at \$600 Per Week for 12 months - a brilliant opportunity for any prospective landlord looking for a rental with a 5% return - better than money in the bank!

Located in an elevated position, this immaculate 3 bedroom, 2 bathroom townhouse, with a huge outdoor garden area, is close to cafes, transport, the casino, Swan River and Optus Stadium. It is situated in a small, well-maintained complex on the Vic Park boundary.

With over 200sqm under the main roof, the home boasts a number of accommodation and living options over three levels. It has two separate living areas plus a dining room, and all the bedrooms have built-in robes. There is a courtyard/garden as well as a double garage with direct entry to the house. This tri-level home features extensive tiling, reverse-cycle air conditioning, generously-sized bathrooms with quality fittings, a security system, ducted vacuuming and gas connection. It has three separate terraces, in addition to the north-facing rear garden.

Public transport is at your door (without hearing a thing due to the brilliant design/build of the home) and you have easy access to the Perth CBD, freeway and café scene.

3 2 2

**Price** SOLD for \$570,000  
**Property Type** Residential  
**Property ID** 706

### Agent Details

Joseph Mansour - 0412 672 234  
Tina Wilton - 0417 911 503

### Office Details

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21 Kearns Crescent Applecross WA  
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The property has been a fantastic home for the current owner but now it's time to move on and allow the lucky buyer to begin their new chapter in life.

Be sure to enquire as the property represents sound value when compared to apartments and other surrounding town houses. It is generously spaced and sized, yet the running costs are minimal.

Council Rates: \$2,340 Per Annum

Water Rates: \$1,272 Per Annum

Strata Levy: \$489 Per Quarter

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