

2 Cassard Court, Ferndale, WA, 6148



Duplex Semi-detached For Sale

Sunday, 3 November 2024

2 Cassard Court, Ferndale, WA, 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Duplex Semi-detached



David Milkovits
0893580011

Buy One - Buy Two

Delightful duplex perched on a slight rise with 2 street frontage close to transport, shops, schools and only a short walk to the Canning River Parkland.

This 3 bedroom, 1 bathroom home is situated on a generous plot with loads of potential to add on plus with gated side street access its the ideal place for your van, boat or work vehicle. Plenty of room to add a work shop plus more. The opportunities are endless.

Perfect for the 1st Home buyer, Downsizer or the astute Investor.

NOTE: Investors or Developers - The adjoining property is also available giving a combined land area of 1057m with further subdivision potential (subject to relevant authority approvals of course)

Features include:

- * 3 Bedrooms, 1 Bathroom
- * Open plan Living and Dining
- * Renovated kitchen
- * Laundry plus storage
- * Separate WC
- * Ducted evaporative cooling
- * Outdoor entertaining area
- * Carport/Patio
- * Side street access
- * Low maintenance garden
- * Huge corner lot

Currently on a short term tenancy till November 2024

Approximate Rates

Council \$1730

Water \$960

Rental Estimate: 600-650

PRICE GUIDE AVAILABLE: YES - Just click the EMAIL agent button for rapid reply.

NO Early Viewings available. Viewing Period is published on this site on Thursday evening.

Call David Milkovits - 0412 999 775 - Now Over 2700 Local Homes Sold

IMPORTANT: While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Rental Estimates are based on currently leased property and may not be relied upon for future returns. Intending buyers should rely solely on their own enquiries. Virtual enhancements may have been used for illustration purposes only.