

12 Nelligan Avenue, Girrawheen, WA 6064



House For Sale

Tuesday, 7 January 2025

12 Nelligan Avenue, Girrawheen, WA 6064

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 683 m2

Type: House



Kelvin Reynolds

0414722576

FROM \$649,000

****Charming Family Home in the Heart of Girrawheen - Priced from \$649,000!**** Welcome to 12 Nelligan Avenue, a delightful 4-bedroom family home nestled in the vibrant community of Girrawheen. This inviting residence offers a perfect blend of comfort, space, and convenience, making it an ideal choice for families and investors alike. ****Key Features:**** **** 683 m2 block with a wide frontage, the property is Zoned R 20/40 which gives the wise investor the opportunity to seek subdivision now or in the future! - **Spacious Living:**** With four generously sized bedrooms, this home provides ample space for the whole family. Each room is filled with natural light, creating a warm and welcoming atmosphere. ****Functional Layout:**** The well-designed floor plan includes a central living area that seamlessly connects to the dining space which then flows through to a large family room which is perfect for entertaining or just extra room for a growing family **** The main bedroom is MASSIVE & has plenty of storage as well as its own en-suite- **Modern Bathroom:**** The single bathroom is well-appointed and designed for both style and functionality, ensuring your daily routines are a breeze. ****Outdoor Enjoyment:**** Step outside to discover a private backyard, ideal for children to play or for hosting weekend barbecues with friends and family. The outdoor space offers endless possibilities for gardening or creating your own oasis. PLEASE NOTE there is a concrete pool in the rear yard however it is non - operational that's not to say that a new owner could not resurrect it- ****Convenient Parking:**** The property features a remote security gate & then plenty of uncovered parking as well as a double carport **** Other features include ducted evap A/C , alarm system, mains reticulation & monitored camera's- **Prime Location:**** Situated in a family-friendly neighborhood, 12 Nelligan Avenue is just moments away from local schools, parks, shopping centers, and public transport, ensuring all your daily needs are within easy reach. This property is a fantastic opportunity for those looking to enter the market or expand their investment portfolio. Don't miss your chance to secure this charming home in Girrawheen! Shire Rates \$2,200 Water Rates \$1,097 ****Contact Listing Agent Kelvin REYNOLDS ON 0414 722 576 today to arrange a viewing and make this property your own!****