

4G Ball Place, Queens Park, WA 6107

House For Sale

Thursday, 9 January 2025



4G Ball Place, Queens Park, WA 6107

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 251 m2

Type: House



Gary Singh
0435473500



Aman Singh
0861861122

End date sale (UNLESS SOLD PRIOR)

END DATE SALE - All offers are to be presented before 6:00pm Saturday 24th January 2025. (The seller reserves the right to accept an offer prior to the Fixed Date Sale date, without prior notice). Gary Singh & Aman Singh from The Best Realty Group present 4G Ball Place in Queens Park 6107 Peaceful Living in a Modern Villa on a Quiet Cul-De-Sac Welcome to this charming and thoughtfully designed 2-bedroom villa, nestled in a tranquil cul-de-sac in sought-after Queens Park. Perfect for downsizers, couples, small families, or investors, this home offers the ideal blend of comfort, style, and practicality.

- Bedrooms: 2 cosy bedrooms, including a main bedroom with a walk-in wardrobe.
- Bathroom: 1 well-appointed bathroom with a shower, bathtub, and toilet for ultimate convenience.
- Living & Dining: Open-plan living and dining area with easy-to-maintain tiled floors in common areas.
- Kitchen: Functional kitchen with a 4-burner gas cooktop, oven, and plenty of storage in the pantry.
- Laundry: Dedicated laundry room for added convenience.
- Garage: Secure single-car garage with extra space for storage.
- Backyard: Decent-sized backyard, perfect for outdoor relaxation, gardening, or entertaining.
- Features:
 - Instant hot water system.
 - Tiled floors are used in living areas, and soft carpets are used in the bedrooms for comfort.
 - Located on a peaceful, family-friendly street.

RATES - Council: Water: \$1000 Approx. Strata: \$718.97 (per quarter) Approx. Why You'll Love It

- Quiet, cul-de-sac location offering peace and privacy.
- Thoughtfully designed spaces to suit modern living.
- Close to parks, schools, shops, and public transport.

Don't miss out on this gem in Queens Park! Call 0435 473 500 Today to arrange a private inspection or learn more about this wonderful villa. Your Perfect Villa is Waiting!

PLEASE NOTE - All offers are taken through EXPRESSION OF INTEREST (Non-binding) Offer Form -

- All Offers are presented to the Seller as they are received through our Expression of Interest Digital Form (non-binding offer form). The Seller will decide to sell if they receive an Offer with price and terms that meet their needs.

HOW TO OFFER :

- Offers are Non-binding until the Seller accepts your Offer and a Formal Contract of Sale is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and Certificate of Title is available upon request.

INCLUDE YOUR TERMS -

- Deposit payable - if Offer is accepted - normally \$10,000 to \$20,000 (no minimum)
- Subject to Finance (if applicable) - Please state the loan amount. e.g. 80% and include your Mortgage Broker's contact details, if you are happy for us to contact them
- Please include in notes if you have a Finance Pre-Approval available (upload a copy if available).
- Select if you would like Termite and/or Building inspections
- The Best Realty Group properties are sold subject to Electrical, Plumbing and Gas being in Fair/Good working order unless otherwise stated in the Sellers Disclosure Statement

PRIOR TO PRESENTING YOUR OFFER

- Our Sellers request that we (with your permission) contact your broker to qualify your finance position.
- Please note that we may Double-qualify finance conditions on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.

DISCLAIMER: -

- Virtual staging has been in the photos. The images of the furniture at the property have been digitally altered or enhanced.
- This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their independent inquiries.
- The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.
- Reference to a school does not guarantee the availability of that particular school.
- ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.
- ALL boundary lines and sizes on imagery are APPROX only.