

2A Cassard Court, Ferndale, WA, 6148

Townhouse For Sale

Sunday, 3 November 2024



2A Cassard Court, Ferndale, WA, 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



David Milkovits
0893580011

OPPORTUNITY

An easy care street front duplex half located in a quiet street with easy access to riverside walks, cycle ways and the footbridge over the river to Westfield Carousel giving the astute buyer a fantastic investment opportunity! Currently tenanted at \$580 per week with the Lease ending in November this year.

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)

You'll be super surprised when you step inside and see just how delightful this light filled 3 bedroom home really is. Separate front living room, bright modern kitchen, generous master bedroom plus a generous backyard in a sleepy riverside enclave.

Features include:

- * 3 Bedrooms, 1 Bathroom
- * Front formal living
- * Bright modern kitchen
- * Casual meals/dining area
- * Laundry plus store
- * Separate WC
- * Ducted evaporative cooling
- * Easy care garden
- * Generous rear yard
- * Garden Shed
- * Carport

Ferndale is a tightly held riverside suburb with minimal through traffic. Properties to purchase are scarce and don't last long. Don't let this opportunity slip through your fingers.

Approximate Rates

Council \$1750

Water \$970

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.