

**3/35 Premier Street, Hannans, WA 6430**

**Unit For Sale**

Wednesday, 15 January 2025

3/35 Premier Street, Hannans, WA 6430

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 369 m2**

**Type: Unit**



Nickie Pettifor  
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**\$469,000**

LUXURY LIVING IN PRIME LOCATION 369m<sup>2</sup> Block and a big 207m<sup>2</sup> Living Built in 2005 This stunning 4x3 Townhouse/Villa offers executive style living Positioned within a secure gated complex, this property combines modern elegance with ultimate convenience being steps away from Hannans IGA, Bottle shop and other amenities Four generously sized Bedrooms Master with its own private balcony and walk through large robe to your spacious ensuite 2 other spacious bedrooms upstairs are all equipped with Birs The 4th Bedroom that is situated down stairs has its own ensuite 3 Modern Bathrooms Two distinct living spaces with ample natural light Theatre room perfect for movie nights or relaxation Gourmet Kitchen ample bench space enough storage for the chef Open plan living ideal for entertaining Polished floor boards throughout living areas Access to a shared swimming pool in this complex External storeroom, additional storage for bikes, tools or equipment Two designated parking spaces This home is perfect for investors seeking a high yield property or professionals looking for a low maintenance lifestyle Currently rented until 31st October 2025 for \$875 pw STRATA: \$869.30 per quarter RATES: \$3477.39 WATER RATES: \$285.00 FOR MORE INFORMATION OR TO ARRANGE A PRIVATE VIEWING CONTACT NICKIE PETTIFOR 0477 994 603