

Sold



**Unit 19, 10 Prescott Pl, Orelia**



## Secure 3 Bedroom Unit with Beautiful Views!

\*\* For interested investors seeking top return: Property is currently tenanted at \$340 per week.\*\*

Nestled in cul-de-sac seclusion within the beautifully-presented "Clarendon Court" complex, this delightful 3 bedroom 1 bathroom villa is currently tenanted on a periodical lease and will suit the astute investor or those seeking a quieter lifestyle, away from all of life's worries.

A large carpeted lounge room is kept comfortable all year round through its split-system air-conditioning unit and features a servery window into the combined dining and kitchen area.

A lovely back balcony is the perfect place to relax and unwind whilst splendidly overlooking the treetops of beautiful Orelia Park.

The wet area is made up of a bathroom with a powder vanity, a laundry area with a wash trough and a separate toilet for good measure.

Complex facilities include a sparkling swimming pool and a communal barbecue and garden area.

The complex is securely gated, has parking and finds itself nestled very close to Orelia Primary School, Gilmore College, community sporting and recreational facilities, other sprawling local parks and reserves, shopping, Kwinana Train Station, the freeway and, of course, glorious southern-suburbs' beaches – stretching from Kwinana, all the way down to

3 1 1 109 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	146
<b>Land Area</b>	109 m2

### Agent Details

Hadley Shearn - 0488 012 000

### Office Details

Mortar & Soul  
45 Ventnor Ave West Perth WA  
6005 Australia  
08 9429 8808

**mortar & soul**  
REAL ESTATE

Rockingham and beyond. This one really is a hidden gem!

Other features include, but are not limited to:

- High rental yield!
- Security doors and screens – including to the entrance.
- Range hood
- Electric-upright cooker
- Tiled kitchen splashbacks
- Built-in wardrobes
- Full-height double linen press
- Single carport
- Storeroom
- Total area 109m2
- Council rates: - \$397.50 per quarter (\$1589.75 for 2022-2023 FY)
- Strata Fees: \$850 per quarter
- Reserve Fund: \$300 per quarter

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.