



9 Wannell Street Queens Park, WA



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## A COZY FAMILY FAVOURITE LIFESTYLE FOR YOU

Welcome to the exquisite property at 9 Wannell Street, Queens Park, proudly presented by Team Summit.

With 4 spacious bedrooms and 2 modern bathrooms, this property offers ample space for your family to relax and unwind. The double garage and study room provide convenience, while the roller shutter offers an extra layer of security.

This property comes equipped with an NVR system and dishwasher, making everyday tasks a breeze while the outdoor area is perfect for entertaining and spending quality time with loved ones. The patio adds a charming touch and creates a cozy ambience for outdoor gatherings.

Some of the features of this house includes:

- ? Additional bedroom with built-in robes
- ? Conveniently located for a quick drive to Q

**Price:** \$SOLD!!

**Council Rates:** \$1,866.83/year (approx)

**Water Rates:** \$1,110.93/year (approx)



#### Approximate Areas

Residence:	142m <sup>2</sup>
Garage:	33m <sup>2</sup>
Alfresco:	13m <sup>2</sup>
Porch:	2m <sup>2</sup>
Patio:	36m <sup>2</sup>
<b>Total Area:</b>	<b>226m<sup>2</sup></b>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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