



## Parkwood, 22B Hatcher Way

### CHARMING DUPLEX IN PRIME LOCATION

3 1 1

**For Sale**  
\$575,000

**View**  
[ljhooker.com.au/2SBPG5X](https://ljhooker.com.au/2SBPG5X)

**Contact**  
**Victor Paz**  
0413 644 202  
[vpaz@ljhsouth.com.au](mailto:vpaz@ljhsouth.com.au)

This charming three bedroom and one bathroom duplex is ideal for first-time buyers, those looking to downsize, or savvy investors. The layout features a welcoming front living room, with the dining area and kitchen positioned at the back. The kitchen is equipped with an electric cooktop, a range hood, and plenty of cabinet storage. Each bedroom is generously spacious and split system air conditioning units have been installed in the lounge and two bedrooms, including the master

Step outside and enjoy the perks of this spacious backyard, complemented by a pitched patio that's perfect for outdoor entertaining.

Located within Parkwood Primary School & Lynwood Senior High School zones, Close to public transport, Riverton Forum, Riverton Leisureplex, Riverton Library, local parks and convenient access to Roe Highway, this is a prime location.



**LJ Hooker Southern Residential WA**  
**(08) 9457 9955**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



#### Features Include:

Front lounge

Three well-sized bedrooms

Well-appointed kitchen with an electric cooktop and range hood

Split system air conditioning units installed in the lounge and two bedrooms, including the master

Pitched patio for outdoor living

Gas HWS Storage

Security roller window shutter in one bedroom

Single carport

MOVE IN READY

Strata duplex with NO strata levies

Water Rates: \$946.67 per annum (approx.)

Council Rates: \$1,735.86 per annum (approx.)

Don't miss out on this amazing opportunity, contact Victor Paz on 0413 644 202 today for more information.

## More About this Property

Property ID	2SBPG5X
Property Type	House
House Size	76 m <sup>2</sup>
Including	Toilets (1)

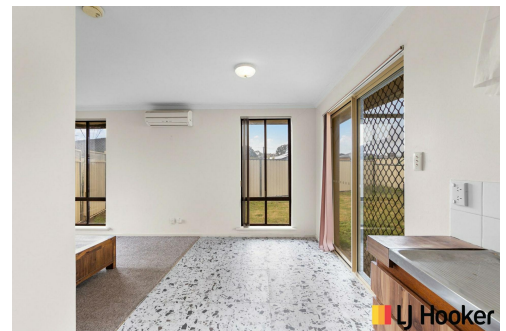
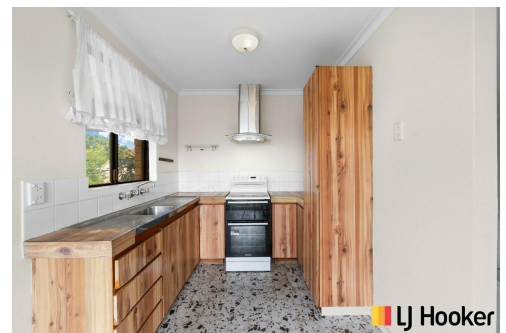
#### Victor Paz 0413 644 202

Director and Licensee | [vpaz@ljhsouth.com.au](mailto:vpaz@ljhsouth.com.au)

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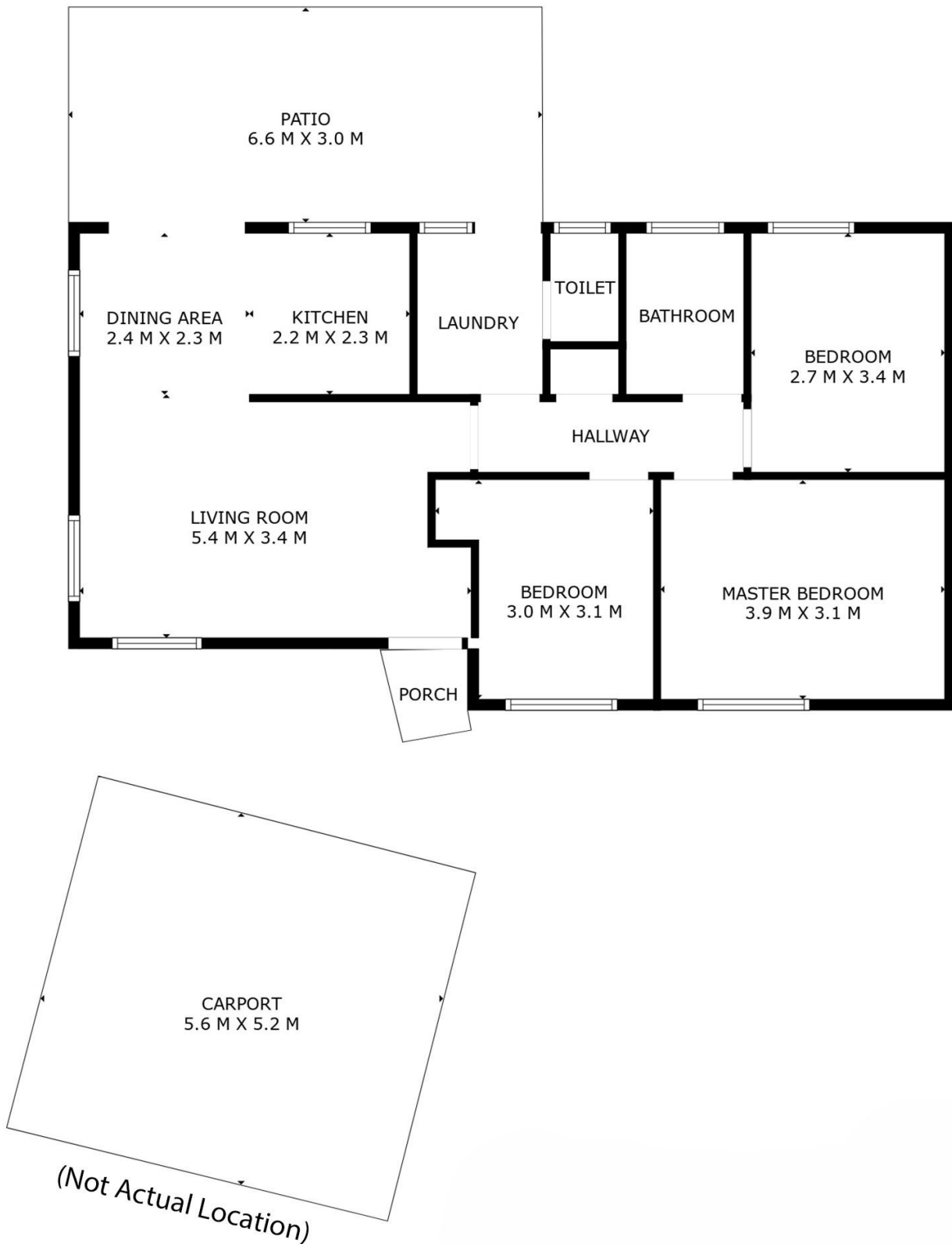
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22B Hatcher Way Parkwood

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.  
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