



## Queens Park, 19 Retchford Way

### PERFECT FOR THE FAMILY & ENTERTAINMENT

Proudly presented by Shagun Ahuja of LJ Hooker Victoria Park - Belmont

Have you been looking for a home which offers a good balance between internal & outdoor space in a great location?? If yes, your wait is over!!

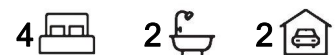
This 2009 built quality 4-bedroom, 2-bathroom family home with theatre room, open plan living and huge decked entertainer's patio is perfect for the family

The open plan kitchen is located in the heart of the home which features plenty of bench space, cabinetry & a separate pantry. Main family area is laid out perfectly to fit a large dinning table for the family and oversized lounge

The theatre is located towards the front of the home opposite the master bedroom, perfect for enjoying Friday night blockbuster with the family



**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.



**For Sale**  
From \$835,000

**View**  
[ljhooker.com.au/5F51FFB](http://ljhooker.com.au/5F51FFB)

**Contact**  
**Shagun Ahuja**  
0439 399 955  
[shagun@ljhvicpark.com.au](mailto:shagun@ljhvicpark.com.au)

**LJ Hooker Victoria Park | Belmont**  
**(WA)**  
**(08) 9473 7777**

All secondary bedrooms are generous size and feature built in robes

Sliding glass door provide seamless entry to the undercover deck and low maintenance backyard perfect for afternoon BBQ's and occasional outdoor dinner. Backyard is great size & its perfect for the kids & dog to run around

#### More Features

- \* Double lock up Garage
- \* Low maintenance front with extra parking space (4-6 cars)
- \* Low maintenance & oversized Backyard
- \* Changeable colour down lights through out
- \* 600 x 900 Floor Tiles throughout the home
- \* Rain water Tank
- \* Family size 471 sqm Green Title Block
- \* Separate Theatre Room
- \* Currently Leased until 3rd March 2025 at \$715 per week

#### Outgoings

- \* Council Rates - \$1,867.72
- \* Water Rates - \$1,295.71

To make an offer, copy this URL on your we browser and follow the prompts

<https://prop.ps//TlspcNCKFnZh>

Located in the sought after Quatro Estate of Queens Park, property offers a convenient location being only moments away from Welshpool Road, Orrong Road & Leach Highway plus the bonus of being within a 5-minute drive to Cannington Train station, Leisureplex & Carousel Shopping Centre.

THIIS WILL NOT LAST LONG!! Contact your local Queens Park agent Shagun Ahuja 0439 399 955 to organise an inspection

## More About this Property

Property ID	5F51FFB
Property Type	House
Land Area	471 m <sup>2</sup>

**Shagun Ahuja 0439 399 955**

Sales Consultant | shagun@ljhvicpark.com.au

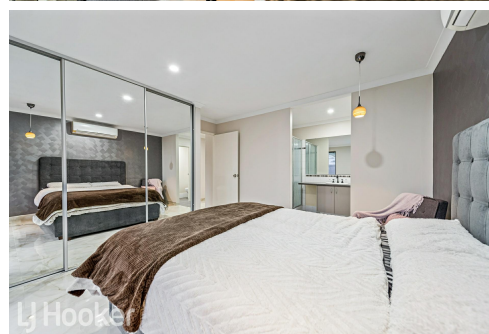
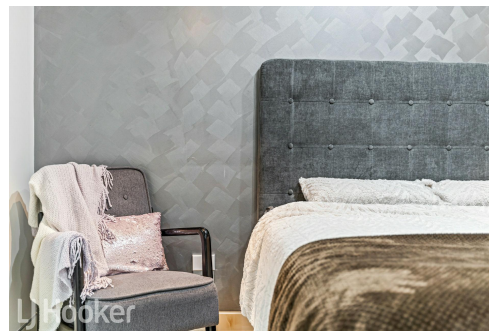
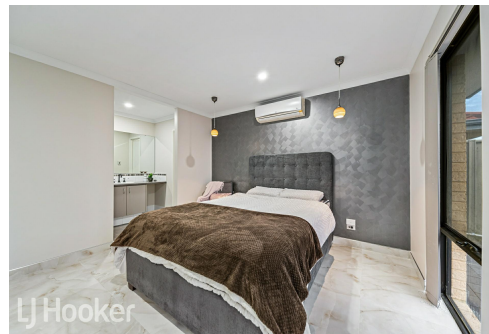
**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**

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