



22 Clematis Lane Glen Iris, WA

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## NEST OR INVEST!!

Situated in a quiet street with no through traffic comes this perfect 4 bedroom, 2 bathroom home that would suit someone looking to move straight in, or perhaps an investor wanting a low maintenance addition to their portfolio. Having been freshly painted and window coverings replaced, it's a clean slate and ready to go.

The large backyard offers plenty of space to make your own, with existing veggie garden boxes in place and a large patio for entertaining. Sitting on 585m2 of land, with access through the carport into the backyard, there is plenty of potential in this home.

### PROPERTY FEATURES INCLUDE:

-3 minor bedrooms, 2 with build in robes

For more details please visit :  
<https://www.summitbunbury.com.au/7225612>

**Price:** \$390000

**Council Rates:** \$2,362.00/year (approx)

**Water Rates:** \$1,220.00/year (approx)



**Daniel Cole**

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