



**SOLD**

**UNDER OFFER IN 1 WEEK - MORE PROPERTY NEEDED FOR BUYERS WHO MISSED OUT!**

Fabulous duplex villa, bigger than most, with NO STRATA FEES! Immaculately maintained & super clean, with three large bedrooms, two excellent bathrooms plus a powder room. Near new gas cook top and oven, air-conditioned, large undercover alfresco, alarm plus security screens & doors. Great neighbours, great location being just a 5 min walk to the cafes at Bentley Plaza & our favourite Spud Shed – open 24hrs, 7 days a week! Public transport to Curtin Uni is 3 mins walk taking just 8 mins to get there by bus!

**FEATURES INCLUDE:**

- Big modern kitchen with near new gas cook top & oven, double sink, lots of storage
- Kitchen/dining space with sliding door to alfresco
- Full size laundry with rear access
- Light filled generous size lounge room with gas bayonet
- Master bedroom with big robe & ensuite
- Bedrooms two & three generous size with BIR's
- Second bathroom with separate bath & shower
- Separate toilet with sink (powder room)
- Lots of storage throughout this home
- Alfresco with lockable gate – very private, great for pets
- Single large carport with extra parking within the allocated lot for 2 more cars
- Lockable storage room
- Nice, easy care gardens
- Alarm, security screens throughout
- Reverse cycle airconditioner/gas bayonet/ceiling fans
- NO STRATA FEES as this is a duplex site
- Living space – 110m<sup>2</sup>
- Land size – 285m<sup>2</sup>
- Council Rates - \$1,604.78 p/a
- Year Built 1998
- Brick & Tile construction

For more information or to view this property please contact Jill Groves, Licenced Real Estate Agent ATREALTY on 0408 765 240

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$330,000

**OPEN FOR INSPECTION:**  
N/A



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