



FOR SALE

FULLY RENOVATED VILLA – PERFECT LOCATION!

UNDER OFFER - multiple offers received

Proudly Presented by Helen Richardson & Jill Groves

Look no further... this super gorgeous Villa is fully renovated & move in ready! Just one of four 'owner occupied' Villas – ZERO STRATA FEES! Located in one of Vic Parks best streets, just a short stroll to Raphael Park, the Swan River Foreshore, transport options and foodie heaven at the bustling restaurant & café strip just minutes away! This property will definitely impress! Price Guide: will suit buyers from \$730,000

FEATURES INCLUDE:

- Master bedroom is king size with generous BIR's plus reverse cycle airconditioner
- Bedroom two is double size with BIR's – plus reverse cycle airconditioner
- Modern, light & bright bathroom with shower & bath, fully renovated
- Separate toilet
- Modern fully renovated kitchen with oodles of storage, lots of bench space, ceramic cooktop, under-bench oven, window with outlook to alfresco, dishwasher
- Open plan generous size dining/family room with reverse cycle airconditioner, sliding doors out to alfresco
- Fully fitted out laundry with door to outside
- Large entrance hall, perfect for hall stand & mirror
- Storage electric hot water system
- NBN – fibre to the premises
- Fitted security screen doors / window locks
- Impressive & private 8m x 3m (approx) paved alfresco with professionally installed modern pergola perfect for entertaining & relaxing – installed 2023 with full council approval
- Single carport plus extra car park space
- Shed – great for storage of bikes, luggage, garden tools etc
- ZERO STRATA FEES (insurance only) - \$1,114 p/a
- Council Rates: \$1,858.78 FY 2024 -25 - Water Rates: \$1,051.86 FY 2023 -24 (approx)
- 86m2 living plus 5m2 storage shed on 170m2 land = Total Strata Lot 261m2
- Built 1987

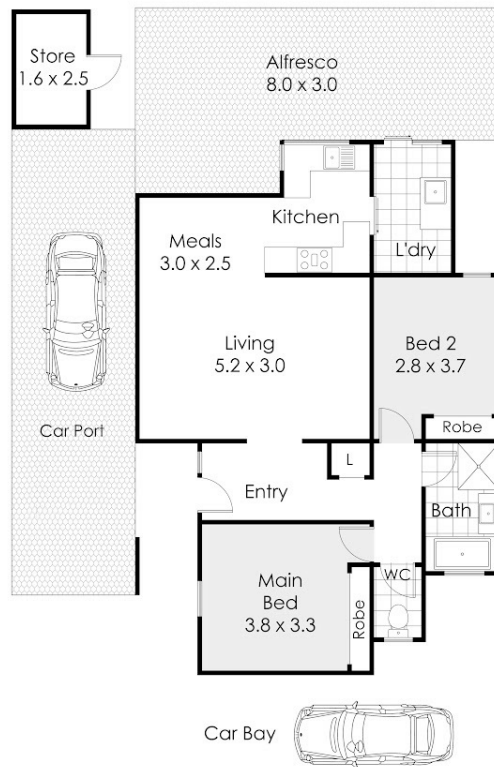
2 BED | 1 BATH | 2 CAR

PRICE:
NEW TO MARKET

OPEN FOR INSPECTION:
N/A



Jill Groves
0408765240
jillgroves@atrealty.com.au
www.atrealty.com.au



4/81 Cargill Street, Victoria Park

This floor plan is not to scale.
Dimensions are approximate and therefore should only be used for illustrative purposes.

	143 m ²
	2 Bed
	1 Bath
	2 Car

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.