4/81 CARGILL STREET, VICTORIA PARK, WA, 6100









SOLD

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

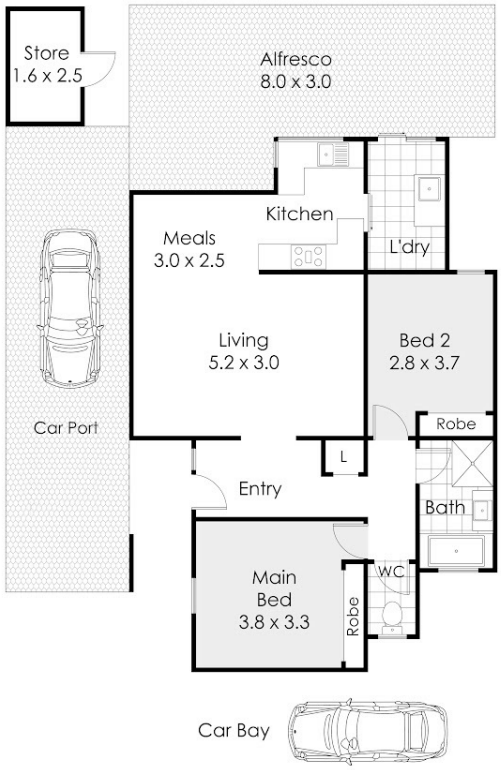
2 BED | 1 BATH | 2 CAR

PRICE:
$736,500

OPEN FOR INSPECTION:
N/A



Jill Groves | Chloe Groves Team
0408765240
jillgroves@atrealty.com.au
www.atrealty.com.au



4/81 Cargill Street, Victoria Park

143 m²
2 Bed
1 Bath
2 Car

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

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.

Jill Groves | Chloe Groves Team
0408765240
jillgroves@atrealty.com.au
www.atrealty.com.au