2/40 ROCCELLA LOOP, ASHBY, WA, 6065









SOLD

STYLISH VILLA IN PRIME ASHBY LOCATION

Rob Harwood@realty is proud to present this beautifully maintained, stand-alone villa in the heart of Ashby. Perfectly positioned in a tidy, low-maintenance complex of just nine homes, this property offers quality, comfort, and convenience in equal measure.

Property Features:

3 generously sized bedrooms, all with built-in robes and quality carpet

2 stylish bathrooms, including a private ensuite to the master and a separate bath in the main

Spacious open-plan living and dining area

Contemporary kitchen with dishwasher, ample storage, and space for a double-door fridge

Neutral-toned floor tiling throughout the main living areas

Split-system air conditioning for year-round comfort

Fully paved, low-maintenance rear courtyard with storeroom and covered alfresco under the main roof

Extra-height double lock-up garage with rear yard access

Neat, well-kept complex with very low strata fees of just $319 per quarter

Location Highlights:

Ideally situated close to Ashby Village Shopping Centre, public transport, parks, and schools

Outgoings:

Shire Rates: $1,964 p.a.

Water Rates: $1,074 p.a.

3 BED | 2 BATH | 2 CAR

PRICE:
$620,000

OPEN FOR INSPECTION:
N/A



Rob Harwood
0411649625
robharwood@atrealty.com.au
www.robharwoodatrealty.com.au