



SOLD

MULTIPLE OFFERS - NOW UNDER OFFER

This property is a 'must see' in order to appreciate how quiet it is! Beautifully renovated throughout, with your own fully fenced front lawn plus a picture perfect alfresco complete with decking. This property will pleasantly surprise you!

FEATURES INCLUDE:

- Stand alone unit in a small group of 7 well maintained units with lovely gardens
- Low Strata Fees
- Pets allowed
- Downsizers & those with small children REJOICE! – NO STAIRS!
- Reticulated lush front lawn, enclosed with charming picket fence for privacy
- Quality renovation throughout, this property is 'move in' ready
- Unbeatable convenient location: just a short stroll to essential amenities such as Melville Shopping Centre, restaurants, cafes & more!
- Public transport at your doorstep
- Close proximity to the very best of Freo & Bicton, the river & the ocean
- Three generous size bedrooms all with BIR's
- Modern, light & bright bathroom with separate bath
- Fully renovated kitchen with gas hob, rangehood, wall oven, breakfast bar, large fridge recess, lots of storage draws & cupboards
- Open plan lounge/dining with French doors leading out to alfresco
- Good size laundry with door to outside with doggy/cat door to enclosed pet run
- Attractive covered alfresco with decking, perfect for bbq's & entertaining
- Instantaneous hot water system
- Evaporative airconditioning
- Quality window treatments
- Security screens
- Gas bayonet in lounge room for heating
- Storeroom plus garden shed
- Carport plus extra parking space (tandem)
- Total Lot Size: 261m² (Internal 99m² & External 162m²)
- Built 1988
- Council Rates: \$1,746.20 p/a approx Water Rates: \$1,029.48 p/a approx
- Strata Levies: Admin \$631.33 p/q
- Rental Return: \$760 p/w approx

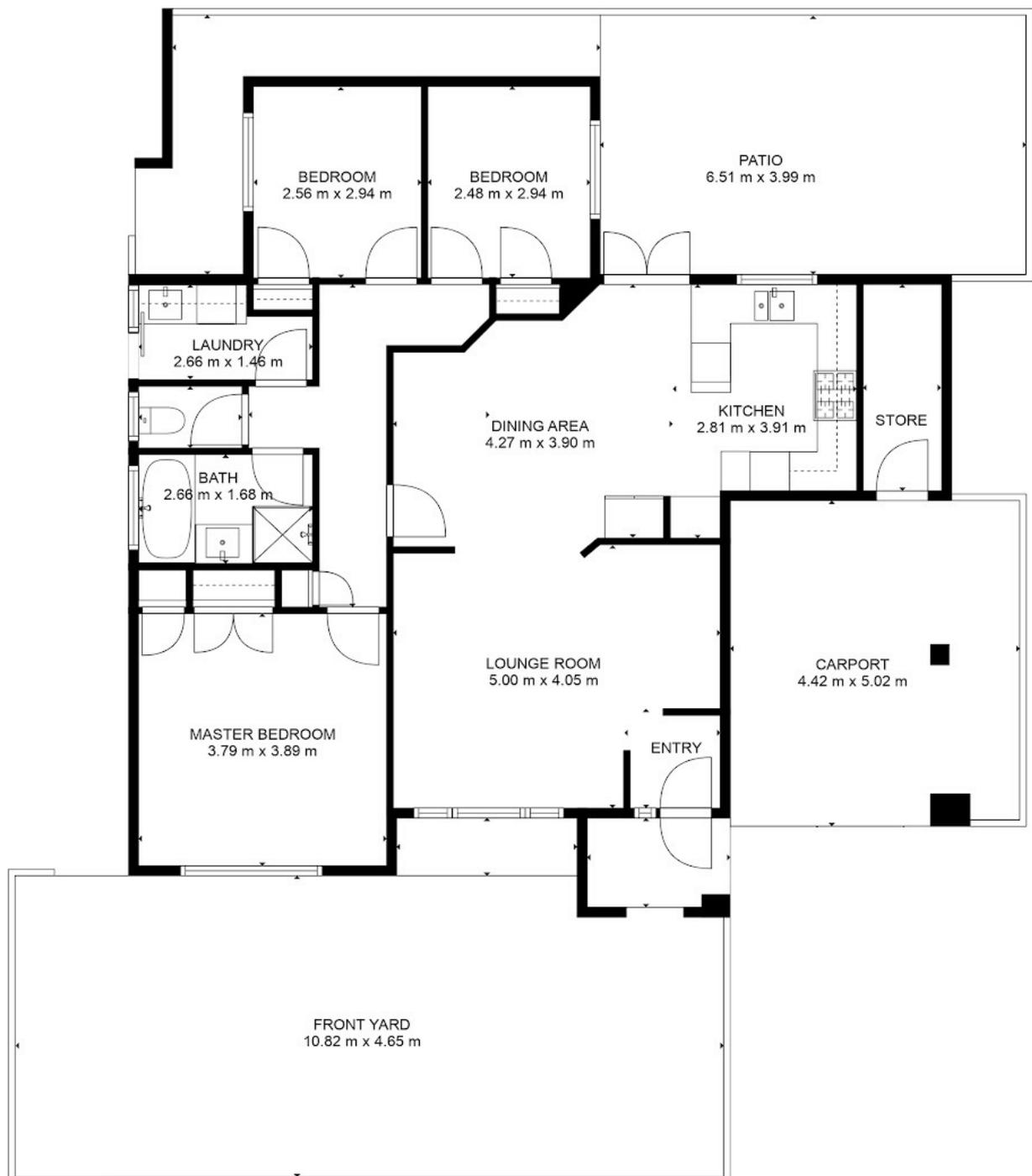
3 BED | 1 BATH | 2 CAR

PRICE:
\$785,000

OPEN FOR INSPECTION:
N/A



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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.

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Not to scale • All measurements are approximate • Drawn for presentation purposes only

