



**SOLD**

## LOW-MAINTENANCE LIVING IN TUART HILL

Discover the perfect balance of lifestyle and convenience in this stylish, lock-up-and-leave villa, ideally situated just a short stroll from Main Street and Glendalough Train Station. With seamless access to Perth CBD and surrounded by the vibrant café scenes of Joondanna, Mount Hawthorn, Leederville and Tuart Hill, this home offers both comfort and connectivity.

### What You'll Love:

- Light-filled open-plan living and dining area with soaring raked ceilings, complemented by split-system air conditioning for year-round comfort.
- Well-appointed galley-style kitchen featuring a 4-burner gas cooktop, under-bench oven, dishwasher, rangehood, and pantry storage.
- Expansive private front alfresco with timber decking—ideal for hosting or unwinding in peace.
- Two bedrooms, both with built-in robes, and a modern bathroom with vanity, glass shower, and toilet.
- Dedicated laundry with linen storage and direct access to drying lines and undercover carport.
- Single carport off the rear laneway (ROW) with private access to the rear courtyard.

### Outgoings:

- Council Rates: \$1630/Annum (25/26)
- Strata Fees: \$812.50/Quarter

Whether you're a first home buyer, downsizer, or savvy investor, this villa ticks all the boxes for modern, low maintenance living in a sought-after inner-city location.

Disclaimer: This information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquires.

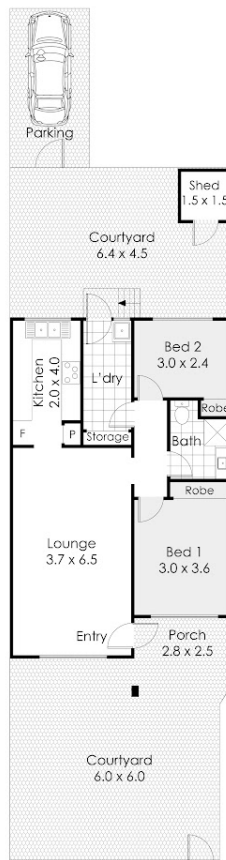
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$725,000**

**OPEN FOR INSPECTION:**  
**N/A**



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## 3/224 Hector Street, Tuart Hill

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

	160 m <sup>2</sup>
	2 Bed
	1 Bath
	1 Car

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