

Sold

Unit 6, 89 Powell Street, Joondanna



## Perfect for First Home Buyers and Investors!

This neat and tidy 1970's villa offers two bedrooms, one bathroom and a sunny, North-facing courtyard. One of a small group of 12, the home is positioned within minutes of Dog Swamp Shopping Centre, Glendalough Station and Tuart Hill Primary School.

Easy-care laminate timber flooring throughout adds a sense of warmth, and the front living area boasts an expansive window that creates a lovely light-filled space.

The kitchen is equipped with a free-standing electric stove and cooktop, single pantry and a tiled splashback, with space for your dining suite nearby. The main bedroom features triple built-in robes and shelving, and the bathroom has a vanity and shower, with the WC conveniently separate, off the laundry.

The perfect foray into the property market, or a sound investment opportunity, this charming villa is under 5km from the CBD and awaits your personal touches. An under \$10 Uber fare will see you in the Mount Hawthorn or Leederville dining and entertainment precincts - this central location is hard to beat!

🛏 2 🚿 1 🚗 1

**Price**

SOLD

**Property Type**

Residential

**Property ID**

25646

### Agent Details

Graeme Correy - 0419 902 309

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Contact Graeme Correy from Xceed Real Estate to express your interest in this great villa today, on 0419 902 309.

#### Property features:

- Two bedrooms, one bathroom
- 66sqm living area
- Single carport with additional visitor parking
- Timber laminate flooring throughout
- Built-in robes to the main bedroom
- Free-standing electric oven & cooktop
- Storage cupboard
- WC off the laundry
- Reverse cycle A/C in the living area
- Easy-care garden beds
- North-facing courtyard with clothesline
- Neat group of 12 villas
- Strata fees \$450 per quarter

#### Location highlights:

- 550m walk to Green Street
- 290m to Joondanna Reserve
- 1km to Tuart Hill Primary School
- 600m to St Denis School
- 800m to Tuart Hill Kindergarten
- 750m to Dog Swamp Shopping Centre
- 1.2km to Scarb. Beach Rd shopping & dining - Mount Hawthorn
- 1.5km to Glendalough Station
- 1.6km to Yokine Reserve & Play Space
- 3km to ECU Mount Lawley
- 3.1km to Leederville Central
- 3.1km to Terry Tyzack Leisure Centre
- 4.7km to Perth CBD

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*