

Sold



2, 8 Covent Gardens, Stirling



## Over 55's villa for those not ready for retirement villages

The peaceful life is yours in this two-bedroom one bathroom villa with study. A lifetime of memories and memorabilia fill this home to overflowing however If you can look past the current occupants things and think blank canvas this unit means you may never need to go into a retirement village. Set back off the road in the private Stirling Gardens complex enveloped in a quiet cul-de-sac, is ideal for downsizers or retirees looking for a comfortable, easy-care home just moments from parks, local shopping and public transport.

Nestled on a quiet street graced by a mature Jacaranda tree and lush gardens, this home features a light-filled open-plan living, kitchen and family meals area, effortlessly creating a cohesive and functional living space, with a modern kitchen offering ample cupboard space and pantry, built-in oven, and gas stovetop. From the casual dining area and tucked away hidden behind bi-fold doors lies the separate study/activity room, providing the home office worker or hobby enthusiast/artist their dedicated private space away from the rest of the home.

From the casual meals area, open your sliding doors to an outdoor, undercover patio and extend your living areas in the warmer months in this sensational space, ideal for down-time, alfresco dining or entertaining. A high-pitched roof allows for outdoor living in both the warmer and cooler months, offering the perfect spot for outdoor furniture to relax amongst the greenery.

2 1 1

**Price** SOLD for \$515,000  
**Property Type** Residential  
**Property ID** 31016

### Agent Details

Rick Milankov - 0402 676 050

### Office Details

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

**XCEED**   
**REAL ESTATE**

Green thumbs will love the extra space outside to add their own special touches too. With some trees and plants already established, there is plenty of potential to easily accommodate a veggie garden or even native shrubs to attract the birds, providing a lovely, tranquil hideaway in this bigger-than-your-average villa garden.

The ducted air conditioning provides comfort all year round, with both bedrooms featuring carpet with ceiling fans, the main bedroom with the added convenience of sliding built-in robes with a light and bright bathroom with glass shower screen accommodating both rooms.

Everything in central Stirling is within easy reach from home. Just footsteps to leafy reserves, your local IGA, Roselea Shopping Centre's dining and café options, and local medical services are just down the road. Enjoy proximity to retail outlets at Osborne Park and Innaloo Shopping Centre, Main Street café strip with Karrinyup Shopping Centre, Scarborough Beach Esplanade and Perth CBD all just a short drive away. An exceptional location with easy access to Odin Road and public transport, your easy, comfortable lifestyle awaits!

Please contact Rick Milankov at [rick@xceedre.com.au](mailto:rick@xceedre.com.au) or 0402 676 050 for expressions of interest.

#### Property features

- Two bedrooms – main bedroom with sliding built-in robes
- One bathroom with glass shower screen
- One study/activity room
- Open plan living/kitchen/family meals area
- Timber-style flooring in living areas
- Modern kitchen with pantry, double sink, built-in oven, gas stove-top
- Ducted evaporative air conditioning
- Comfortable second bedroom with ceiling fan
- Undercover single carport
- Ceiling fans in bedrooms
- Compact laundry with exterior access
- Security screens
- Paved, undercover outdoor patio
- Well-maintained garden

#### Location (approx. distances):

- Antonio Scarfo Reserve 400m
- IGA Stirling 2.1km
- Shearwater Reserve 2.4km
- Roselea Shopping Centre 5.0km
- Innaloo Shopping Centre 5.2km
- Karrinyup Shopping Centre 5.7km
- Osborne Park 6.2km
- Lake Herdsman 6.7km
- Scarborough Esplanade 8.4km
- Perth CBD 13km

*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.*

