

Sold



## Secure, Spacious & Effortlessly Convenient!

Tucked behind secure electronic gates in a well-maintained and tidy complex, this beautifully presented supersize home offers both comfort and peace of mind. Light-filled open-plan living, abundant built-in storage, and two expansive, easy-access bathrooms make daily living effortless. Comfort, convenience, and security - what more could you ask for?

At the heart of the home, the spacious kitchen is both practical and functional, featuring a wall oven, gas cooktop, dishwasher, and ample storage. Overlooking a fully fenced private courtyard, it creates the perfect space for morning coffees, sunset drinks, or simply unwinding in your own serene outdoor retreat.

Plus, the well-appointed laundry now boasts a newly added frosted glass door, keeping clutter out of sight while maintaining a sleek and modern aesthetic - with direct access to the drying area for added convenience.

Practicality meets convenience with a double garage featuring remote access and a private shopper's entrance directly into the home. Electric roller shutters add extra security, making it an ideal lock-and-leave option.

### LIFESTYLE YOU WILL LIVE:

Perfectly positioned just moments from essential amenities, including a greengrocer, medical center, Woolworths, and Spudshed, this home offers the ideal balance of convenience and tranquility. Enjoy easy access to major

3 2 2 202 m2

<b>Price</b>	SOLD for \$610,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31425
<b>Land Area</b>	202 m2
<b>Floor Area</b>	115 m2

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

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

**XCEED**   
REAL ESTATE

shopping centers, medical facilities, and public transport. Take a short stroll to local Mitchell Park, Bentley Plaza or the Bentley Hotel, or hop on a bus to the Perth CBD, Victoria Park's vibrant café and dining scene on Albany Highway, or Westfield Carousel Shopping Centre—all just minutes away. Getting around has never been easier!

#### KEY FEATURES YOU WILL LOVE:

- Fully fenced corner front unit with a street-facing, private courtyard, built in 2008.
- 3 spacious bedrooms, all with built-in robes
- 2 oversized bathrooms—both wheelchair accessible if required
- Chef's kitchen with double sink, quality stainless steel appliances
- Open-plan living and dining
- Double garage with remote entry & shopper's access
- Spacious store room in the garage
- Private drying yard + indoor clothesline in garage
- A small pet access door in the laundry area
- Large format switches
- EV ready by Synergy
- 2x gas bayonet
- Gas hot water system
- Secure electronic gate entry
- Key lock box
- Covered front entry
- Diamond grille security doors plus flyscreens
- Security alarm system, & electric roller shutters
- Reverse-cycle split system air conditioning to the living area, master bedroom and second bedroom
- Quality fixtures, fittings, floor coverings & window treatments
- Gas storage hot water system
- Private, low maintenance & secure
- Low strata!

#### DETAILS:

- Strata Levies: \$420.32 per quarter
- Water Rates: \$1,252.08 per year
- Council Rates: \$1,889.02 per year

Please Note: At least one occupant must be over 55 years of age.

Don't miss your chance to secure this remarkable property! Contact Janet Yeap on 0452 018 118 to express your interest today.

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

*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.*