



**SOLD**

PRICE REDUCTION!! BIG BEDROOMS BIG BACK YARD!

WATCH THE 24/7 ONLINE VIDEO WALK THROUGH!

This beautifully renovated, spacious and secure 3x1 town house is a must see! Located in a tranquil and gated complex, there are only 5 town houses, each with 2 car spaces (1 covered and 1 open) and plenty of available visitor parking. Just move in and enjoy all the owners have done!

Here are just some of the features you'll love about this home:

- \* Large family/dining room
- \* Freshly painted in stylish colours
- \* Modern renovated kitchen overlooking outdoor patio area
- \* Three spacious bedrooms two with built-in robes
- \* Fantastically renovated bathroom with bathtub and neutral colours
- \* Separate renovated stylish laundry and downstairs toilet
- \* Roller shutters and security doors
- \* Large 169sqm of backyard with an undercover patio and spacious grassed area and garden shed (316sqm of total land size)
- \* Split system air-conditioning in main bedroom and family room
- \* 2 parking spaces
- \* Visitor parking available
- \* Secure gated complex with intercom
- \* Very reasonable strata rates at \$343 a quarter
- \* Close to schools, shops and more

Step inside to this funky freshly painted home to an open-plan family/dining area with reverse-cycle air-conditioning plus gas bayonet. The adjacent stylishly renovated

3 1 1 316 m2

<b>Price</b>	SOLD for \$307,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1237
<b>Land Area</b>	316 m2

#### Agent Details

Swan Real Estate - 08 9255 1444

#### Office Details

Midvale  
2/220 Morrison Road Midvale WA 6056  
Australia  
08 9255 1357



kitchen has plenty of cupboard space, servery to the family/meals, gas cooking, electric oven, loads of storage and clear views of the outdoor space. The backyard features a paved outdoor entertaining area and plenty of grass plus a garden shed.

The laundry has loads of storage space and has also been renovated with modern tiles, cupboards and benchtops also installed. Off the laundry is a separate toilet. There is also under stair storage area off the laundry.

The upstairs master bedroom comes complete with double built-in wardrobes and reverse cycle air-conditioning. The bathroom is beautifully renovated with tiles, bath, vanity and instantaneous gas hot water.

For the security conscious the windows and security doors are fitted with Crimsafe wire and has roller shutters fitted to the front living room and master bedroom. A secure gate/intercom entry to the complex completes this wonderful package.

With its front gated area, large back yard with patio, this property is ideal for families, first home buyers, FIFO workers or investors who do not want much up-keep. Located within walking distance of the lush Princess Road Reserve, Primary Schools and just minutes from shopping at Warwick Grove and public transport, this terrific townhouse is ideally positioned for living convenience. Situated 12kms from the Perth CBD, this property boasts a great location.

You won't find better value than this property.

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