

Sold



Unit 9, 4 Talbot Road, Woodlands



## Renovated Private Villa

Freshly renovated and ready to be enjoyed this fabulous light filled villa is set within a small well manicured complex in a quiet yet handy street.

Featuring an open plan living area with bay window, 2 bedrooms (both with built-in robes), study/home office, gleaming new kitchen, fresh paint & carpet and a rear covered alfresco entertaining area. Your privacy is assured as this is a free-standing villa with no common walls.

Super conveniently located just 900m from Westfield Innaloo shopping precinct, Event Cinemas, a selection of restaurants and with various bus routes enabling quick access to Scarborough Beach and the city centre this delightful villa is a must see!

For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183

### OTHER FEATURES

- \*Brand new kitchen with gas hotplates, under counter oven and dishwasher
- \*Freshly painted, new flooring and curtains throughout
- \*Ducted reverse cycle air-conditioning
- \*Gas point to living room
- \*Separate laundry with external access
- \*Bathroom features full bath, separate glass screened shower and separate w/c
- \*Built in robes to both bedrooms
- \*Linen cupboard

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24702

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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

**XCEED**   
REAL ESTATE

- \*Small well manicured complex
- \*Parking space for 2 cars
- \*Private courtyard entertaining and garden area
- \*Second courtyard
- \*Instant gas hot water heater
- \*Store room
- \*Rear villa with separation and no common walls

#### AREA HIGHLIGHTS

- \*A short walk (900m) or quick car/bus ride to Westfield Innaloo, Event Cinemas and numerous restaurants
- \*Quick access to other local and major shopping centres including Woodlands Shopping Centre, Floreat Forum, Herdsman Fresh and Karrinyup
- \*Within desirable Woodlands Primary and Churchlands Senior High School catchment areas
- \*Major bus routes located nearby including the Circle Route and special events bus to Optus Stadium
- \*Surrounded by numerous other public amenities including picturesque Jackadder Lake, Wembley Golf Course, Bold Park Aquatic Centre, gyms, sports fields and Herdsman Lake
- \*Only a 5km to glorious coastline and approximately 10km to the city centre

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