

Sold



Unit 3, 17 York Street, Tuart Hill



## Renovated 3x1 - Nothing to do!

First Home Buyers Rejoice!

If you'd prefer a stylish, three-bedroom villa located 10 minutes from the city and the coast, over a cookie-cutter 4x2 on the suburban fringes - look no further!

This beautifully renovated villa, in a well-maintained group of 8, is ideally positioned within minutes of the vibrant entertainment precincts of Mount Hawthorn, Mount Lawley and Leederville, and just 3km to Stirling Station.

The kitchen has had a glamour makeover, boasting white gloss cabinetry, stainless steel appliances (including dishwasher), a microwave recess, large fridge space and tiled splashback. The bathroom (semi-ensuite) presents beautifully and includes a bath, single vanity with circular stone basin, semi-frameless shower, a WC and mirrored cabinets.

You'll love the light-filled open-plan living area, timber venetian blinds and honey-coloured timber laminate flooring throughout the home. Wall-mounted air conditioning to the living and master bedroom provide year-round comfort.

🛏 3 🚿 1 🚗 1

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24854

### 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

Entertain in style outdoors under the expansive pitched pergola, and leave the easy-care gardens to look after themselves, with automatic reticulation.

Young families will also appreciate this location for its proximity to several local schools, including St Kieran Catholic Primary School and Tuart Hill Primary School, both under 1km away.

Features include;

- Three bedrooms, 1 bathroom, single lock-up garage
- Small complex of only 8 villas
- Beautifully renovated kitchen and bathroom
- Timber laminate flooring throughout, carpet to bedrooms 2 & 3
- Spacious open-plan living area
- Timber venetian blinds and downlights throughout
- Storeroom & linen closet
- Built-in wardrobes
- Paved alfresco with huge pitched pergola
- Reticulated garden beds
- Instantaneous gas hot water system
- Strata fees \$750.00 pa
- Council Rates \$1,472 20 pa
- Water Rates \$1,102.08 pa

This gorgeous home is currently on a fixed-term lease, at \$360 per week, until 1st April 2021. The tenants would love to remain at the property, making this also a sound investment opportunity.

Contact Graeme Correy of Xceed Real Estate on 0419 902 309 to express your interest without delay, as it's bound to be popular with a range of buyers!

First Home Buyers Rejoice!

If you'd prefer a stylish, three-bedroom villa located 10 minutes from the city and the coast, over a cookie-cutter 4x2 on the suburban fringes - look no further!

This beautifully renovated villa, in a well-maintained group of 8, is ideally positioned within minutes of the vibrant entertainment precincts of Mount Hawthorn, Mount Lawley and Leederville, and just 3km to Stirling Station.

The kitchen has had a glamour makeover, boasting white gloss cabinetry, stainless steel appliances (including dishwasher), a microwave recess, large fridge space and tiled splashback. The bathroom (semi-ensuite) presents beautifully and includes a bath, single vanity with circular stone basin, semi-frameless shower, a WC and mirrored cabinets.

You'll love the light-filled open-plan living area, timber venetian blinds and honey-coloured timber laminate flooring throughout the home. Wall-mounted air conditioning to the living and master bedroom provide year-round comfort.

Entertain in style outdoors under the expansive pitched pergola, and leave the easy-care gardens to look after themselves, with automatic reticulation.

Young families will also appreciate this location for its proximity to several local schools, including St Kieran Catholic Primary School and Tuart Hill Primary School, both under 1km away.

Features include;

- Three bedrooms, 1 bathroom, single lock-up garage
- Small complex of only 8 villas
- Beautifully renovated kitchen and bathroom
- Timber laminate flooring throughout, carpet to bedrooms 2 & 3
- Spacious open-plan living area
- Timber venetian blinds and downlights throughout
- Storeroom & linen closet
- Built-in wardrobes
- Paved alfresco with huge pitched pergola
- Reticulated garden beds
- Instantaneous gas hot water system
- Strata fees \$750.00 pa
- Council Rates \$1,472 20 pa
- Water Rates \$1,102.08 pa

This gorgeous home is currently on a fixed-term lease, at \$360 per week, until 1st April 2021. The tenants would love to remain at the property, making this also a sound investment opportunity.

Contact Graeme Correy of Xceed Real Estate on 0419 902 309 to express your interest without delay, as it's bound to be popular with a range of buyers!

*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.*