



**Unit 1, 18 York St, Tuart Hill**



### Street Front Villa with Huge Courtyard - Call for private viewings

Act quickly to secure this charming street-front villa in a small group of just four, as this property will appeal to first home-buyers, investors and downsizers alike!

Featuring three bedrooms and one bathroom, the home boasts a spacious front courtyard with easy-care reticulated gardens and plenty of room for your outdoor furniture.

Inside, the open plan living and dining area includes air conditioning and white plantation shutters. Adjacent, the kitchen is well-equipped with stainless steel cooking appliances, a walk-in pantry, plenty of white cabinets and glass splashbacks.

Two minor bedrooms can accommodate double beds, and one has a single built-in robe. The roomy master bedroom has built-in double robes, a split system air conditioner and white shutters.

Off the hallway, the family bathroom is lovely and light, with white tiling, a recessed bathtub, a semi-frameless shower and chrome towel rails. The WC is conveniently separate and includes a powder basin.

A short stroll to local parks and schools, and minutes to the vibrant Main Street cafe and shopping strip, this well-located home is just 2km to Glendalough Station and 6.5km to Perth's CBD.

Don't miss this one - contact Frank Di Costa from Xceed Real Estate on 0413 443 494 to register your interest today.

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 25504       |

**Agent Details**  
Jonathan Marlow - 08 9402 2299

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



#### Property Features:

- Street front villa in group of 4
- 3 bedrooms, 2 bathrooms
- Stainless steel kitchen appliances
- Air conditioning
- Linen/storage cupboard & broom cupboard
- Vertical blinds to bedrooms
- Plantation shutters to living, kitchen and master bedroom
- White-tiled bathroom with separate WC
- Built-in robes to 2 bedrooms
- Spacious front courtyard
- Reticulated, easy-care gardens
- Vulcan gas hot water system
- Single lock-up garage
- Wall-mounted clothesline
- Storeroom
- Front sensor light

#### Location highlights:

- 600m to Main Street
- 340m to the bus stop on Royal Street
- 350m to Robinson Reserve
- 540m to St Kieran Primary School
- 420m to Servite College
- 580m to Tuart Hill Primary School
- 390m to Tuart Hill Community Kindergarten
- 380m to Grenville Reserve
- 2.1km to Glendalough Station
- 1.8km to Dog Swamp Shopping Centre
- 6.5km to Perth CBD

Call Frank for private viewings.

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