

Sold

Unit 6, 89 Powell Street, Joondanna



## Perfect for First Home Buyers and Investors!

This neat and tidy 1970's villa offers two bedrooms, one bathroom and a sunny, North-facing courtyard. One of a small group of 12, the home is positioned within minutes of Dog Swamp Shopping Centre, Glendalough Station and Tuart Hill Primary School.

Easy-care laminate timber flooring throughout adds a sense of warmth, and the front living area boasts an expansive window that creates a lovely light-filled space.

The kitchen is equipped with a free-standing electric stove and cooktop, single pantry and a tiled splashback, with space for your dining suite nearby. The main bedroom features triple built-in robes and shelving, and the bathroom has a vanity and shower, with the WC conveniently separate, off the laundry.

The perfect foray into the property market, or a sound investment opportunity, this charming villa is under 5km from the CBD and awaits your personal touches. An under \$10 Uber fare will see you in the Mount Hawthorn or Leederville dining and entertainment precincts - this central location is hard to beat!

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25646

### Agent Details

Graeme Correy - 0419 902 309

### Office Details

Xceed Real Estate - Sales  
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Contact Graeme Correy from Xceed Real Estate to express your interest in this great villa today, on 0419 902 309.

#### Property features:

- Two bedrooms, one bathroom
- 66sqm living area
- Single carport with additional visitor parking
- Timber laminate flooring throughout
- Built-in robes to the main bedroom
- Free-standing electric oven & cooktop
- Storage cupboard
- WC off the laundry
- Reverse cycle A/C in the living area
- Easy-care garden beds
- North-facing courtyard with clothesline
- Neat group of 12 villas
- Strata fees \$450 per quarter

#### Location highlights:

- 550m walk to Green Street
- 290m to Joondanna Reserve
- 1km to Tuart Hill Primary School
- 600m to St Denis School
- 800m to Tuart Hill Kindergarten
- 750m to Dog Swamp Shopping Centre
- 1.2km to Scarb. Beach Rd shopping & dining - Mount Hawthorn
- 1.5km to Glendalough Station
- 1.6km to Yokine Reserve & Play Space
- 3km to ECU Mount Lawley
- 3.1km to Leederville Central
- 3.1km to Terry Tyzack Leisure Centre
- 4.7km to Perth CBD

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