

Sold



12/3 Waterway Court, Churchlands



## Desirable Fully Renovated Villa

Now Under Offer! 7 written Offers received. Fabulous Sale Result. Delighted Seller and Buyer!

Embrace serene living by picturesque Herdsman Lake in this pristine 2 bedroom 1 bathroom villa, offering a super convenient lifestyle just metres from shops and transport.

Nestled in a sought-after small complex with a secure electric gate and established gardens, this move in & enjoy single-level, low maintenance villa is ideal for first home buyers, investors or retirees alike.

Boasting a modern kitchen with mirrored splashback & ample cupboard space, renovated bathroom and laundry complemented by sleek timber laminate floorboards in the main living areas. Both bedrooms are spacious and feature built-in-robos, carpet and ceiling fans.

The private North facing fully fenced courtyard (measuring 9m x 7.5m), features easy care paving and an established garden- the ideal place to relax & entertain.

Conveniently located only a few hundred metres from Herdsman Fresh shopping centre, a quick bus ride to Churchlands Senior High School or Wembley Primary School and a short drive to Innaloo Shopping Centre or Floreat Forum. The city centre and train station are also easily accessed via

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**Price** SOLD for \$500,000  
**Property Type** Residential  
**Property ID** 29661  
**Floor Area** 86 m2

### 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**

the Circle bus route only 150 metres stroll away.

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

FEATURES INCLUDE;

- Large fully walled 9m x 7.5m private courtyard with established garden and garden storage
- Single covered carport (located by the front door) plus ample visitor parking bays
- Secure electric access gate to complex
- Well cared for low maintenance complex all on one level (no stairs) with mature gardens
- Reverse cycle split system air-conditioning system to living room
- Kitchen incorporates a dishwasher, glass splashback, double bowl sink, led lighting and under counter oven
- Built-in robes & ceiling fans to both bedrooms
- Timber laminate floorboards to main living areas
- Separate laundry with external door adjoining kitchen
- Security doors and insulation to ceiling

APPROXIMATE DISTANCE TO;

- 200m- Herdsman Fresh
- 250m- Herdsman Lake
- 850m- Grantham Park
- 1.2km- Churchlands Primary School
- 1.9km- Wembley Primary School
- 2.5km- Churchlands Senior High School
- 3.2km- Wembley Golf Course
- 3.3km- Bold Park Aquatic
- 3.8km- Event Cinemas Innaloo
- 4.5km- Innaloo Shopping Centre
- 5.0km- Floreat Beach
- 6.8km- CBD

Council Rates \$1,555.04 p/a approx

Water Rates \$1,004.29 p/a approx

Strata Fees \$416.00 p/q approx

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