

Sold



60a Brompton Road, Wembley Downs



### Over 55's Private Street Front Villa

Welcome to this private, beautifully presented, 2/3 bedroom, 2 bathroom street front villa within an over 55's complex of only 3, located on City Beach border directly across from Ocean Village Shopping Centre with public transport, healthcare facilities and the beach, all within short walking distance.

The renovated open plan kitchen, living and meals is situated at the heart of the home featuring ample bench space, gas cooktop, under counter oven, dishwasher, breakfast bar and sliding doors free flowing onto the large covered entertaining area with an openable Vergola roof-the perfect place to entertain family & friends!

Bedrooms 1 and 2 are both Queen or King sized. The master incorporates an ensuite bathroom and walk-in robe whilst bedroom 2 has its own adjoining bathroom and double French doors opening onto a delightful garden courtyard. A multi-purpose study/hobby room or 3rd bedroom is located behind bi-fold timber doors at the rear of the living room.

With move-in & enjoy presentation this light filled villa is perfect for buyers over 55 looking for easy-care living in a sought-after coastal location surrounded by numerous public amenities, including Wembley Golf Course, The Downs Shopping Centre, Empire Village, Floreat Forum, Westfield Innaloo, a selection of cafes & restaurants and Bold Park Aquatic Centre.

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**Price** SOLD for \$865,000  
**Property Type** Residential  
**Property ID** 29825  
**Land Area** 274 m2  
**Floor Area** 149 m2

#### Agent Details

Ian Fatharly - 0411 886 183

#### Office Details

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For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or e: [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

Property Features;

- 2 generous bedrooms
- Study/hobby room or 3rd bedroom
- 2 bathrooms
- Separate laundry with external door to clothes drying courtyard
- Spacious open plan kitchen, living and dining
- Engineered timber flooring throughout
- Ducted reverse cycle air-conditioning
- Private entertaining area with openable/closable Vergola roof
- Double garage
- Low maintenance gardens
- Over 55's complex
- Small group of 3 villas
- No Strata fees

Water Rates- \$1,385.80 P/A

Council Rates- \$2,066.00 P/A

*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.*