

Sold



4, 133 West Road, Bassendean



## Tranquility a Stroll from The River

Tranquility meets convenience in this well-located villa nestled in a prime location near the banks of the Swan River.

Step inside to discover a thoughtful layout that combines functionality with comfort. Easy to maintain, it features two spacious bedrooms, offering a retreat for young couples or singles, downsizers, professionals, investors, and FIFO workers alike.

In the separate lounge and open-plan kitchen/dining area, find engineered wooden flooring that creates a warm and inviting atmosphere, and stay comfortable year-round with reverse-cycle air conditioning. The neutral bathroom includes a WC, vanity, and a shower over a Roman bath.

Step outside into a paved, low-maintenance courtyard adorned with a generous timber pergola, offering the perfect setting for outdoor gatherings or peaceful relaxation. The single carport under the main roof adds further convenience, complemented by a storage shed for added functionality.

Beyond the confines of your home, the villa's location offers easy access to shops, a choice between Bassendean and Ashfield Train Stations, Perth Airport, and bus transport right at your doorstep. Riverside parklands and walking trails beckon just a few minutes walk away, providing a serene escape from day-to-day life.

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**Price** SOLD for \$435,000  
**Property Type** Residential  
**Property ID** 29932  
**Land Area** 161 m<sup>2</sup>  
**Floor Area** 74 m<sup>2</sup>

### 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

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For those with a taste for adventure, historic Guildford and the allure of the Swan Valley are close by, promising delightful experiences and cultural richness. Whether you're starting a new chapter or simply seeking an uncomplicated, low-maintenance lifestyle, this villa is an excellent choice in a fantastic riverside locale.

Contact Austin Shepherd, Xceed Real Estate, on 0452 587 887 or at [austin@xceedre.com.au](mailto:austin@xceedre.com.au) to make it yours.

Features include:

Two bedrooms, one bathroom

Open-plan kitchen/meals area

Reverse-cycle air conditioning

Formal lounge

Engineered Timber flooring

Neutral bathroom with WC, vanity, shower & Roman bath

Paved low-maintenance courtyard

Generous courtyard with timber pergola

Single carport under the main roof

Storage shed

Security screens

Built 1989, 74sqm internal living area

*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.*