

**1/1 Formby Way, Bull Creek, WA 6149**



**House For Sale**

Saturday, 30 September 2023

1/1 Formby Way, Bull Creek, WA 6149

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Offers

Simply Stunning, Spacious, Freshly Painted Over 55's Villa Situated in one of the best pockets of Bull Creek this gorgeous villa has just undergone a cosmetic renovation and presents like new. It's just been professionally painted throughout and has quality fittings and appliances to ensure the new owner will have a lovely home to live in for the future. With no common walls, this villa sits separately from the complex. Positioned in a boutique complex of 5 for over 55's quality villas, built in 1996, it sits on a large block and feels more like a house than a villa with a commanding street front presence and established gardens. Yet there is so little to actually maintain with the strata taking care of the lawns while the established gardens including some lovely outdoor nooks, provide a sanctuary for the downsizer or retiree. It is an over 55 years of age complex, so one of the permanent occupants must be 55 years of age or older. The Buyer does not have to be over 55. But a permanent occupant of the property must be 55 or over. Strata fees are \$500 per qtr which covers lawnmowing and insurance for the building, the council rates are \$1600 per annum. water rates are separately metered. The layout of the home is simply perfect with an open plan living room allowing lots of natural light streaming through well located windows leading to a casual dining room and kitchen. The entry to the home provides access to the main living area and also the minor bedrooms. The master suite has masses of wardrobe space and access to the semi ensuite, the WC is separate and located for convenience to the whole home. All of the bedrooms have built in robes. The casual dining room and breakfast bar are located adjacent to the kitchen which has loads of bench and cupboard space, as well as room for a double door fridge. It has gas hotplates and electric over with room for a microwave. The natural light and lovely pastel neutral tones make this home bright and light, with plenty of windows to bring the outside in, yet excellent privacy from established garden. Split reverse cycle air conditioning, as well as gas bayonet enable the owner to heat and cool the home to suit their everyday needs. A continuous flow gas hot water system services the home. The master bedroom offers large built in robes and a semi-ensuite while the secondary bedrooms are also a good size all with double built in robes. The single garage is a really great size and there's even a small storeroom. The home is really generous in size and has been well kept, its hard to believe its 27 years old. Situated across from the RAAFA Memorial Estate it's situated in the Rossmoyne High School Zone, minutes from the train station, bus and only 15 minutes and your in the middle of the city! An amazing property in an even better location! BE QUICK Call Paul Liveris on 0405 347 958 Disclaimer: The particulars of this listing has been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.