

**1/245 Robinson Avenue, Cloverdale, WA 6105**



**Sold Unit**

Tuesday, 12 March 2024

1/245 Robinson Avenue, Cloverdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Unit**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**\$530,000**

If ultra convenience & low maintenance is what you need, then look no further than this three bedroom, one bathroom street front villa! With Belmont Forum a short walk across the road the property also offers an easy means of approach to major arterial roads giving you access to all that Perth has to offer ... everything you could possibly need all at your fingertips! Step inside & be amazed at the possibilities this home has to offer...The property: • Cream brick & tile construction • Street front villa, cul-de-sac location • Built in 1996 • Reticulated established garden beds to front • Neutral & modern design • COOLAIR ducted air conditioning • Birch coloured floating floorboards • Light filled open plan kitchen, dining with separate lounge to front of home • Gas bayonet • Vertical blinds throughout • Kitchen with breakfast bar, gas cooktop, electric wall oven, built in pantry, plenty of storage cupboards including overheads, • Spacious master bedroom with built in robes • Bedroom 2 includes built in robe • Easy care crisp main bathroom with bath, toilet adjoining • Laundry with access to rear of home • Undercover paved alfresco area overlooks backyard • Single carport with additional tandem parking • Side gated access • Security screen doors & windows • RHEEM gas hot water system • 109m<sup>2</sup> of internal living / 51m<sup>2</sup> external rear

The Location: • Walking distance to Belmont Forum Shopping Complex, shops, restaurants, cafe's • 1km to Forster Park • 5kms to the Perth Airport, Costco + DFO • 10.5 kms Perth CBD

Invest or nest - this property is perfect to enjoy yourself or keep the current tenant - residing on a lease agreement at the property until 11th July 2024 at \$590.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.