

# 1/42 Rome Road, Myaree, WA 6154

## House For Sale

Friday, 19 April 2024

1/42 Rome Road, Myaree, WA 6154

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Anita Moncrieff



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## Offers Over \$600,000

Enviably nestled right on the Myaree-Alfred Cove border, this spacious and charming 3 bedroom 1 bathroom front villa is far bigger than most properties of its kind and occupies an ultra-convenient location too, close to absolutely everything. Perfect for singles, couples, down-sizers or even as an astute investment property that will definitely generate some excellent rental returns for you, this gem of a residence is the ultimate "lock-up-and-leave" abode. A welcoming front lounge room is huge in size and is kept comfortable all year round by a split-system air-conditioner and ceiling fan. The dining area sits adjacent, ensuring floor-plan functionality. The central kitchen has been cleverly renovated to include double sinks, tiled splashbacks, a storage pantry, a range hood, a Tudor Romeo Braemar gas cooktop, a Bellini oven and splendid views of a generous northwest-facing front yard - with lawn and a handy side-access gate - that can also be seamlessly accessed from the living area, along with a lovely entertaining pergola. The separate sleeping quarters are serviced by a practical bathroom that is brilliant in its simplicity and plays host to a bathtub with a showerhead, a skylight, a vanity and under-bench storage cupboards. All three bedrooms are carpeted for comfort here, inclusive of a larger master that also boasts a ceiling fan, a walk-in wardrobe and access out to an intimate north-facing "retreat" of a paved courtyard - ideal for sitting and quiet contemplation. The two spare bedrooms have their own built-in robes and pleasant front-yard outlooks to wake up to - with one of the bedrooms also comprising of a ceiling fan. The toilet is separate, the laundry also extends out to the yard and a lock-up storeroom can be found off the pitched single carport. There are multiple visitor-parking bays positioned at the front of the complex and right near your front door too, for good measure. This impeccably-presented villa is perfectly positioned in between the sprawling Marmion Reserve and beautiful Kadidjiny Park, with cafes, restaurants, shopping, Melville Primary School, Melville Senior High School and the picturesque Swan River and Attadale foreshore all situated only minutes away in their own right. Easy access to public transport, sporting facilities, community and medical centres, Fremantle and the city (via the freeway) is simply an added bonus, as well. There is just so much to love about the desirable lifestyle that is on offer to you right here, from within these very walls. It's almost too good to be true!

**FEATURES:-** 3 bedrooms- 1 bathroom- Solid brick-and-tile construction- Easy-care timber-look flooring to the living spaces- Large front lounge room- Connecting dining area- Central revamped kitchen- Walk-in robe to the spacious master bedroom- Private master-bedroom courtyard- 2nd/3rd bedrooms with built-in robes- Separate laundry- Separate toilet- Spacious and gated front yard with lawn and a pergola for entertaining- Split-system air-conditioning- Ceiling fans- Security doors- Gas hot-water system- Low-maintenance reticulated gardens- Single carport- Lock-up storeroom