

1/52 Gnangara Drive, Waikiki, WA 6169

Harcourts

Unit For Sale

Tuesday, 28 November 2023

1/52 Gnangara Drive, Waikiki, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 102 m2

Type: Unit



Peter Padovan
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From \$339,000

It is my privilege to introduce the very special property to the market. 1/52 Gngangara Drive (The Maryland's Garden Complex) is nestled in the midst of a 'Picture Perfect' beautifully presented and maintained complex. The home overlooks the Gngangara Reserve which features large open lawned spaces, shade trees and children's play equipment. The lovely villa comprises of 3 bedrooms, a spacious bathroom, 3 defined living areas, a well equipped kitchen, a sizable paved and shaded courtyard and generous storage room. This lovely villa also comes with an impressive list of added bonus features already in place. It is 'Well Worth A Look'. If you are looking for a centrally located and very comfortable, extremely low maintenance new home - this is the perfect place to start. 1/52 Gngangara Drive represents the perfect 'Low Maintenance Downsizer' or, with no extra investment required, would be a very affordable entry level option for 'First Home Buyers'. Alternatively, it would be a prudent and profitable addition to any investment portfolio. A current rental appraisal is available on request. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." ** LOW STRATA FEE OF \$356 (quarterly) Bonus Features: - Solar Panels - Reverse Cycle Ducted Air Conditioning To Living Areas - Direct And Exclusive Use - Off Street Driveway To Garage - Motion Sensor Light Above Garage Door - Crim-safe security screens to all exit doors - Tinted Front Windows - Instant Gas Hot Water (1 year old) Features Of The Home: - Enter via front portico through security door - Lounge - includes a TV point and is situated at the front of the home overlooking the front garden and beyond over Gngangara Reserve - Dining - is centrally located and opens from the lounge and to the kitchen. It is currently being utilized as an office - Family - is open plan to the kitchen and overlooks and opens to the courtyard and outdoor entertaining area. - Kitchen - overlooks the family area through to the courtyard and to the trees and side gardens of the complex. It includes an electric fan forced wall oven, 4 burner gas hop, pantry, microwave shelf, fridge recess and ample cabinetry and bench space - Master Bedroom - is also situated at the front of the home and includes a generous walk in robe and semi ensuite access to the bathroom - Bedroom 2 - is King Single in size with a robe and overlooks the courtyard - Bedroom 3 - is Queen Size and also overlooks the courtyard - Bathroom - is very spacious and is centrally located very close to all 3 bedrooms. It includes a storage area, shower and vanity - Laundry - exits to the courtyard and clothes line. Separate WC - Linen Cupboard - is located in the hallway Outdoor Features: - Garage - is an oversized, fully enclosed single garage with an auto sectional door - Parking - there is visitor parking provided within the complex and driveway parking for at least one other vehicle - Front Garden - lawns with small garden beds and a beautiful shade tree - Courtyard - is paved with an exit gate into the complex open area. With brick and picket fencing and a sizable shade sail, this lovely area provides ample room for BBQ's, entertaining or just relaxing with a good book. - Storage Room - secure and surprisingly spacious store room is accessed from the courtyard and is under the main roof of the home Locations: 1/52 Gngangara Drive is superbly and very conveniently located within just minutes from all the most frequented services, amenities and attractions. - Waikiki Village Shopping Centre - 2 minute drive - 10 minute walk (850m) - Neighbourhood Shopping + Extended Hours IGA - 3 minute drive - Doctor, Physio, Chemist, Dome, Woolworths and Aldi are among the services available at Waikiki Village - My World Childcare - 1 minute drive - New Generation Early Learning - 2 minute drive - Charthouse Primary School K-6 - 2 minute drive - Waikiki Primary School K-6 - 2 minute drive - South Coast Baptist College PP-12 - 1 minute drive - WALK (400m) - Safety Bay Senior High School 7-12 - 4 minute drive - Fantasy Park + Dinosaurs - 3 minute drive - Waikiki Private Hospital + Related Services - 1 minute drive - Rockingham Hospital - 5 minute drive - Warnbro Train Station - 5 minute drive - Waikiki Foreshore - 5 minute drive ** LOW STRATA FEE OF \$356 (quarterly) This very conveniently positioned, well maintained and beautifully presented villa in one of the most popular complexes in the entire region, will create a lot of interest AND tick a lot of boxes. Put 1/52 Gngangara at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'. You are always welcome to contact 'Peter Padovan 0424 985 256' if you would like further information about this lovely property.