

# 1/9 Mary Street, Claremont, WA 6010



## Villa For Sale

Friday, 3 May 2024

1/9 Mary Street, Claremont, WA 6010

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 104 m2**

**Type: Villa**



Denita Tana  
0400207017

## OFFERS

Discover the perfect blend of convenience, comfort, and style in this delightful 2-bedroom unit located at 1/9 Mary Street, Claremont. Situated just a one-minute walk from the cosmopolitan shopping centre, this sought-after property is the one you've been waiting for! Location, Location, Location! Imagine stepping out of your front door and having everything at your fingertips. Boutique shops, restaurants, parks, the river and schools are all within easy reach. Commuting is a breeze with the nearby train station providing direct access to the airport, Perth City, Fremantle and more. The large living area is flooded with beautiful Northern light, creating a warm and inviting ambiance. Newly painted walls and fresh floorboards add a modern touch. Enjoy your own private retreat in the spacious rear courtyard. Whether it's morning coffee or evening relaxation, this space is perfect. A new front garden adds curb appeal and enhances the overall charm of the property. Stay comfortable year-round with the split system air conditioning. Host memorable dinners in the adjacent dining room. No Strata Fees. Say goodbye to monthly fees! This unit offers the freedom of ownership without the additional costs. A single garage provides secure parking, and there's room for two more vehicles off-street. Consider selling your car and embracing a walkable lifestyle-you're close to everything! You will appreciate the single-level living and low-maintenance lifestyle. The large, combined bathroom and laundry with a separate toilet adds practicality. Don't miss out on this fantastic opportunity! Contact Denita Tana now on 0400 207 017 for more information.

- 2 bed, 1 bath
- Spacious living room
- Separate dining area
- Large private courtyard
- New floorboards
- Freshly painted
- New front garden
- Foxtel enabled
- Gas stove
- Split system air conditioning to living
- No strata fees

Council rates: \$1,612.92  
Water rates: \$1,063.77