

# 1 Martin Court, Westminster, WA 6061



## House For Sale

Friday, 19 January 2024

1 Martin Court, Westminster, WA 6061

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 324 m2

Type: House



Philip Dikolli

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## EXPRESSIONS OF INTEREST

Whether you're someone looking to start out and get their first home, someone seeking to downsize into a more manageable sized property or an investor seeking a quality addition to their portfolio, this FULLY RENOVATED 2-bedroom, 1-bathroom cottage is simply perfect. Nestled on an easy care 324sqm corner block and only minutes to a host of local amenities, with the benefit of NO STRATA FEES, your future starts here! WELCOME HOME to 1 Martin Court Westminster. THE FEATURES YOU WILL LOVE: • NO STRATA FEES OR STRATA COMPANY! • Quaint front verandah, the perfect spot to sit back and enjoy a morning cuppa • Welcoming front lounge with split system air-conditioner • Separate bright and airy open plan kitchen and meals area • Deluxe chef's kitchen boasting quality stainless steel appliances (including a 5 burner gas cooktop & rangehood, built-in wall oven and built-in microwave), ample upper and lower soft closing cabinetry, feature tile splashback, and breakfast bar with pendant lighting • 2 well-proportioned, queen-sized bedrooms, the master with split system air-conditioning, and both with full length built-in robes • Ultra sleek main bathroom with floor to ceiling tiling, rain head shower, floating vanity with mirrored storage cabinet above and 3 in 1 heat lamp/light/exhaust • Renovated laundry with decent bench space, built-in linen cupboard, stainless steel sink, washer/dryer recess and adjoining W/C • Second double door linen closet in hallway for additional storage • Warm timber look flooring to the main living areas and plush carpet to the bedrooms • Security alarm with keyed security throughout • Double hardstand driveway • Wrap around privacy screening out the front, making the front garden safe for children and/or pets to play THE LIFESTYLE YOU WILL LIVE: • 240m to Esperanto Harris Gibb Reserve • 1km to St Gerards Catholic Primary School • 1km to Little Giggles Child Care Centre • 1km to North Metropolitan Tafe Balga • 1.1km to Herb Graham Recreation Centre • 1.1km to Mirrabooka Library • 1.3km to The Square Shopping Centre • 1.6km to Mirrabooka Bus Station • 1.9km to Westminster Primary School • 11.6km to Perth CBD \*distances above are approximate only For further details, please contact Philip Dikolli on 0405 760 688 or email [philip@passmore.com.au](mailto:philip@passmore.com.au) \*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale\*\*\*