

**10/35 Winnacott Street, Willagee, WA 6156**

**NEXT MOVE**

**Sold Villa**

Tuesday, 2 April 2024

10/35 Winnacott Street, Willagee, WA 6156

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 144 m2**

**Type: Villa**



Michael Allen  
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**\$521,000**

SOLD BY MICHAEL ALLEN YOUR WILLAGEE SPECIALIST.SOLD IN 1 DAY WITH OVER 100% OF THE PRICE ACHIEVED AND MULTIPLE OFFERS RECEIVED. A RECORD PRICE WAS ACHIEVED.MORE PROPERTIES URGENTLY NEEDED TO WAITING BUYERS. CALL MICHAEL TODAY FOR A FREE NO-OBLIGATION APPRAISAL OF YOUR PROPERTY.Affordable & Convenient Living>Welcome to 10/35 Winnacott Street, an inviting 2-bedroom villa situated in the heart of Willagee with captivating tree views to Winnacott Reserve. This well-maintained property offers a comfortable and convenient lifestyle, perfect for first-time buyers, investors, or downsizers looking for a low-maintenance home.Step inside and be greeted by a light-filled living area, featuring a neutral color palette and ample space for relaxation and entertainment. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a warm and inviting atmosphere.The kitchen is well-equipped with a combined electric cooktop/oven, storage, fridge space and a breakfast bar, making meal preparation a breeze. Adjacent to the kitchen is a spacious dining area, perfect for hosting intimate gatherings with friends and family.The villa comprises two generous bedrooms, the master with a built-in robe and large windows that capture natural light throughout the day. The combined bathroom/laundry features a shower, vanity, and toilet, catering to the needs of the entire household.Outside, you'll find a private courtyard, ideal for outdoor dining or simply enjoying a morning coffee in the sunshine. The low-maintenance garden requires minimal upkeep, allowing you to spend more time enjoying the lifestyle that Willagee has to offer. Additional features of this property include a carport, fresh paint, modern flooring, ceiling fan, down lights, storeroom, and air conditioning. F E A T U R E S- Welcoming open plan design- Light-filled living - Fresh paint and upgraded flooring- Modern downlights- RC air conditioning- Ceiling fan- Master bedroom with double BIR- Combined bathroom/laundry- Private courtyard- Pergola area- Carport- Storeroom- Captivating tree views to Winnacott Reserve- Low maintenance lifestyle- Well-maintained complex- Pets considered (rules apply)- Ideal for first home buyers, downsizers, investors- Easy Walk to local shops, restaurants, bakery, lunch bar, library, medical, IGA.L O C A T I O N- Adjacent to Winnacott Reserve- Opposite Caralee Community School- 200m to Archibald St Shops (Library, bakery, cafe, restaurant, DJ Lunch bar, Chemist, IGA and Medical centres)- 700m to Melville Senior High School- 850m to Carawatha Park, Olive Leaf Cafe, Pelican Croissanterie and Eversweet Cakes- 1.2km to Webber Reserve- 1.3km to Hulme Court Restaurants (Indian, Chinese, Malaysian, Japanese, Korean)- 2.8km to Kardinya Shopping Centre (Redevelopment underway)- 4.2km to Westfield Booragoon (Approved \$792million development application)- 6.2km to Fremantle Cafe Strip- 7.3km to South Beach- 14.7km to Perth CBD O U T G O I N G S- Council \$1646 PA- Water \$903 PA- Strata \$499.20 PQ (\$379.20 admin and \$120 reserve)Don't miss out on this fantastic opportunity to secure a wonderful home located in the vibrant, and highly desirable suburb of Willagee with parks, local shops, schools, restaurants, transport, Fremantle, beaches, Swan River, Kardinya shopping centre and Westfield Booragoon all at your fingertips. Please call Michael Allen, your Willagee Specialist for further information and to register your interest.