

10/48 Boronia Avenue, Nedlands, WA 6009



Villa For Sale

Thursday, 14 December 2023

10/48 Boronia Avenue, Nedlands, WA 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Bev Heymans
0419099243

Offers

This very special single level villa is positioned towards the rear of the complex, ensuring peace and tranquillity. If location is at the top of your search criteria, then you will find no better. Proximity to UWA, the Hampden Road restaurant and shopping hub, Kings Park, Subiaco, Perth CBD and excellent private and public hospitals. With access to public transport on your doorstep, every amenity is easily available. An added bonus is a rare second living area. Features- Single level villa- Spacious open plan living and dining area- Second living area opening out to the courtyard - Well appointed kitchen with excellent storage- Two bedrooms both with built in robes- Bathroom - Separate powder room- Laundry- Single lock up garage- Split system air conditioning in main living area, and both bedrooms- Good security- Freshly painted- New carpets This property is so versatile it would be an ideal downsizer, Perth base, first home or investment property. Approximate Areas: Strata Area: 113 sqm Exclusive use front garden : 24 sqm Exclusive use courtyard: 64 sqm Total: 201 sqm Approximate outgoings: Council Rates: \$2,117.46 p/a Water Rates: \$1,214.78 p/a Strata Levies: \$812.50 p/q (made up of \$625 Admin fund and \$187.50 Reserve fund) *Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.