

11 Cottonwood Place, O'Connor, WA 6163

Sold House

Monday, 4 September 2023

11 Cottonwood Place, O'Connor, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 212 m2

Type: House



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\$465,000

This beautifully kept Over 55's villa in the heart of quiet O'Connor is ready to welcome a new Owner. With the perfect balance of low maintenance living, quality, and space, where else would you want to spend your golden years! Features include:- Freshly painted throughout.- Quality flooring throughout, with new carpets installed ~12 months ago. - Renovated (~8 years ago) kitchen with gas cooktop, convection microwave oven and plenty of storage. - Open plan living/meals area with split system air-conditioning.- Master bedroom with built-in robe, split system air-conditioning and wall-mounted TV. - Renovated (~18 months ago) bathroom with large shower, vanity and separate wc. - Two minor bedrooms, one with double door access. - 2 x Linen cupboards in the main hallway. - Private undercover patio with established gardens beds. - Automatic reticulation for both front and rear gardens. - Single car garage with automatic roller door.- Secure lockable storage room. - Rapid heat instantaneous gas hot water system. Strata Titled (7 units in total) with current levies of \$350 per quarter. Please note: The property is only to be used as a residence by persons who:
a. have attained the age of 55 years or have retired from full-time employment; or
b. are or were the spouse of such a person. Conveniently located close to a comprehensive medical practice, a variety of restaurants and cafes, schools, public transport systems and the Kardinya Park Shopping Centre is merely minutes away. For further information, or to make your offer, please contact Sarah McCredie or Leigh Moore today! *Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in this document. MVP Real Estate provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this document is at the client's own risk. MVP Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.