

119 Rostrata Avenue, Willetton, WA 6155

Sold House

Friday, 25 August 2023



119 Rostrata Avenue, Willetton, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 363 m²

Type: House

\$970,000

Nikki Varga is delighted to present to the market 119 Rostrata Avenue. Stunning 2004 built home in sought after position with easy access to all amenities. Located in the Rostrata Primary School and Willetton Senior High School zones and currently leased to excellent tenant that would love to stay on. **WHAT YOU WILL LOVE:-** Brick and tile 2004 built 2 storey home with 190sqm of spacious and contemporary living. - The option of multiple living areas, including an upstairs parents retreat - 4 Bedrooms all with robes. Main bedroom located upstairs with semi-ensuite and walk in robe. - 2 bathrooms, ensuite with spa bath and 2nd bathroom with bath- Separate lounge room can be easily converted to a 5th bedroom- Modernised kitchen with quartz stone waterfall benchtop, dishwasher, walk in pantry, gas cooking, an abundance of storage space, soft close runners and hinges, and built in appliances- Laundry with ample storage space- Ducted reverse cycle air conditioning system- Ducted vacuum system- Alarm system - Solar panels - Reticulation off the mains- Double garage with raised ceiling height with additional storage area and shoppers entrance to the main house **WHAT YOU NEED TO KNOW:-** Water rates: \$1,650 pa (approximately)- Council rates: \$2,300 pa (approximately)- Survey strata 363sqm low maintenance corner block- No strata fees or common property- Leased to excellent tenant at \$760 per week until the 31st of October 2023, tenant would love to stay on if sold to an investor For further details on this home contact Nikki Varga today on 0419 956 944. **Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.