

11A Rampart Way, Willetton, WA 6155

Duplex/Semi-detached For Sale

Thursday, 11 April 2024

11A Rampart Way, Willetton, WA 6155

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



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UNDER OFFER

Welcome to a golden opportunity in the sought after catchment area of Willetton Senior High School. Enjoy a quiet street with Collins Park and playground just at the end of your street, this home offers you a blank canvas, with its solid foundations and an abundance of potential to create your home. This home has ample room inside and out to create your dream home or with a low maintenance investment opportunity. This is such a great opportunity, make it yours today!

THE HOME 3 bedroom 1 bathroom Kitchen / meals Living / dining Laundry 1 wc **FEATURES** Duplex home with no strata levies Spacious, light filled living with ceiling fan Neutral paintwork hues throughout Kitchen and meals with timber look flooring, electric cooking facilities and fridge included Queen sized master bedroom including built in robe and ceiling fan Renovated bathroom with single basin vanity, shower and separate wc Double sized bedroom two including built in robe Good sized third bedroom including free standing shelving unit and built in storage Laundry with direct external access, washing machine included **OUTSIDE FEATURE** The expansive, north facing yard offers abundance potential Garden shed **PARKING** Single carport and additional off street parking **LOCATION** Situated within the sought after catchment zone of Willetton Senior High School. Close to other lush local parks, public transport, Southlands Boulevard shopping centre community sporting and recreational facilities, major arterial roads, Murdoch University, medical facilities and so much more. **SCHOOL CATCHMENTS** Rostara Primary School Willetton Senior High School **TITLE DETAILS** Lot 1 on Strata Plan Volume 1595 Folio 197 **ZONING** R20 **OUTGOING** City of Canning: \$1,779.08 / annum 23/24 Water Corporation: \$1,089.36 / annum 23/24 **No strata levies** **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.