

11B/17 Lourdes Street, Lesmurdie, WA 6076

Professionals

Sold Unit

Thursday, 21 December 2023

11B/17 Lourdes Street, Lesmurdie, WA 6076

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Joe Stillisano

Contact agent

****SOLD**** Located on quiet Lourdes Street and in the quietest part of Villa Maria is this ideal retirement villa. This much-loved light and bright villa has two bedrooms and its own carport adjacent. All windows look out to gardens or the courtyard and give a feeling of space. The Village grounds are quiet and peaceful with maintained common areas including gardens, lawns and walking paths and you have use of the Village facilities. You can walk to bus stops, parks and churches close by. The villa's features include: • Fully re-painted inside. • Brand new carpets. • Brand new timber-look flooring to kitchen and dining. • Fully renovated kitchen with integrated dishwasher. • Fully renovated combined bathroom and laundry. • Ducted reverse cycle air-conditioning to keep you comfortable all year round. • Separate entry with security screen door. • Spacious lounge room with a lovely outlook to the garden. • Dining room looking out to the courtyard and fits a good-sized table. • Two bedrooms - The main bedroom has a large four door built-in robe and looks out to the garden. Bedroom 2 looks out to the courtyard. • Large walk-in storage/linen cupboard. • Large curved roof patio provides a huge outdoor entertaining space. • The fully fenced secure and private courtyard has a locking gate, outdoor storage cupboard and garden shed. • Single carport adjacent to the villa and visitor parking bays available. • Solar Hot Water System. • Security doors. • Well-maintained. The Village amenities include: • Community Centre/Club House with its own kitchen for functions and resident use. Complete with a dance floor, piano, dining tables and chairs, comfy couches, TV, music and an outdoor paved entertaining area. • Organisation of various social activities arranged by the residents and the Village management. These may include a walking group, bridge club, lunches and more. • Library with an array of books to borrow. • Hair salon. • Chapel with beautiful stained-glass windows. • Maintained common areas including gardens, lawns and walking paths around the Village. • Visitor parking bays. • If required for later years, the Villa Maria Hostel is on site (availability pending time of application). The location: • Quiet cul-de-sac Lourdes Street Location. • Walk to bus stops. • Walk to Seaton Park. • Walk to Our Lady of Lourdes Church, St Swithun's Church or the chapel within the Village grounds. • Lesmurdie IGA and shopping centre nearby. • Sanderson Road IGA and shopping centre nearby. • Lesmurdie Tennis Club nearby. • Lesmurdie Men's Shed nearby. • Lesmurdie Falls National Park nearby with Lesmurdie Brook and the Falls. • Easy Access to the Kalamunda town centre by bus or car. • Easy Access to the Perth CBD by bus or car. What's included: Buying into the retirement village you get: • The benefits of a community Village lifestyle, facilities and activities. • NO Stamp Duty. • NO Council Rates. • NO Water Rates. • NO Water Consumption Charges. • NO Building Insurance. • Village Amenities Maintained. • Common Gardens Maintained. • Gutters Cleaned. • Air-Conditioners Serviced. • Pest Control Included. Note: A monthly maintenance fee applies. Not included and paid by you is electricity, phone and internet (if you choose to connect), contents insurance. For more information or a private inspection please call Joe Stillisano on 0423 579 966.