

143 Rostrata Avenue, Willetton, WA 6155

House For Sale

Friday, 22 March 2024



143 Rostrata Avenue, Willetton, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 702 m2

Type: House



Nikki Varga

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Offers Over \$989,000

Nikki Varga is delighted to present to the market 143 Rostrata Avenue, Willetton. You will feel warmth and love the moment you step foot through the front door of this beautiful 3-bedroom 2-bathroom family home. With raked ceilings, spacious open plan living, a garden of dreams for all year round entertaining this one is not to be missed. Located within walking distance to Rostrata Primary School and within the Willetton Senior High School zone. **WHAT YOU WILL LOVE:-** 3 Bedrooms, 2 bathrooms- Robes in all bedrooms, main with walk in- Both bathrooms completely renovated- Modernised kitchen with stainless steel oven, gas cooking, new dishwasher, soft closing drawers and an abundance of storage space- Combined dining and family room with raked ceilings overlooking the immaculate rear yard- Spacious formal living/study area with french doors and built in cupboards (currently being used as a 4th bedroom)- Reverse cycle air-conditioning throughout, plus an additional split system- Brand new gas instant hot water system- Solar panels (12 panels)- Well maintained front garden- Dream back yard that every child and adult will fall in love with featuring extensive paved patio area, outdoor shower, outdoor heated spa (with new pump), additional paved area (perfect for the morning cup of tea or evening glass of wine), cubby house and swing- Automatic bore reticulation- Crimmesh security screens to the windows and doors as well as roller shutters to the front windows- Roof restoration completed only 2 years ago- Single carport, double length, accommodates 2 vehicles with automatic door and side gate access- Parking at the front of the property for an additional 4 cars- Very large, enclosed storage space- Full pest control recently completed (reports available for the buyer)- New colorbond fencing on 2 sides of the property**WHAT YOU NEED TO KNOW:-** Solid brick and tile home built in 1986 on 702sqm green title block- Council rates per annum \$1,800 (approximately). - Water rates per annum \$1,600 (approximately). - Rostrata Primary School and Willetton Senior High School zones- Located within very close proximity to Rostrata IGA, Southlands Boulevard, Willetton Stadium, Orana Catholic Primary School, Stockland Riverton Forum Shopping Centre, Riverton Leisureplex, Riverton Primary School, Prendwick oval, Bull Creek Train Station, bus routes and Roe Hwy access Do not delay contacting 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.