

**15 Villiers Street East, Bassendean, WA 6054**

**House For Sale**

Tuesday, 30 January 2024

**Professionals**

15 Villiers Street East, Bassendean, WA 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 842 m2**

**Type: House**



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## OFFERS FROM \$875,000

Your property dreams become reality right here at 15 Villiers Street East - Situated less than 200 metres from the banks of the Swan River, and sitting on a slightly elevated (and very Sizeable) 842m<sup>2</sup> block, this Solidly Built Circa 1978 Brick & Tile home is ready for it's Lucky New Owner. Comprising 3 Bedrooms and 1 Bathroom (Bonus second Shower in the Laundry), and boasting 2x Living areas, this one is priced right and beckons you to make an offer immediately - Before it's gone!! Step into the tiled Front Entrance, with a Sunken Lounge Room situated off to the left. This is a spacious room large enough for the whole family, but does offer a sense of coziness, with a reverse cycle split system A/C. A Formal Dining area sits adjacent, but is currently used as a Study/Hobby Room, and a glass sliding door provides tranquil views out to the Patio area and back gardens. Wandering through the home you'll find your Kitchen located very centrally - a great space to work and create, with connection to the main Living area. The Kitchen has had some upgrades and boasts Electric cooking, plenty of storage space with pull-out drawers, overhead cupboards, and a separate Media Station all within reach. A skylight in this area provides ample light, which is a welcome benefit. The central Living area is perfect - with tiled floors, and enough room for Casual Dining PLUS a good sized informal sitting area with access straight out to the Patio area. A Wood fire sits within a fireplace surround in the Family Room, and will be beautiful in the Winter. This space also has a reverse cycle A/C. Continuing the tour, you'll find 3 Bedrooms - two of them with built-in robes all running off your central hallway. The Main Bedroom boasts 4x door cupboards, and has direct access to the Bathroom which comprises a Bath, separate shower and single vanity. Stepping outside you are treated to a Massive Gabled Patio area with a ceiling fan, all with views over the Gorgeous back yard. The gardens are beautifully kept and are watered from Bore Reticulation. The whole space is very private and there are a number of fruit trees too. A large Powered Workshop is the perfect spot to tinker and offers plenty of space for storage.

**ADDITIONAL INFORMATION;**

- Built approx 1978
- Brick & tiled roof construction
- Screen Door to Front Entrance foyer
- Sunken Lounge Room
- Separate Dining/Study area
- Centrally located Kitchen with Electric cooking
- Central Family Room & Casual Meals area
- Split system Air Conditioners to Lounge Room, Family/Meals area, & all three bedrooms
- Wood Fire to Main Living area
- Semi-Ensuite Bathroom: Shower & Bath
- Second Shower to Laundry
- SOLAR PANELS
- Solar Hot water system
- Gabled Patio with Ceiling Fan
- Large Powered Workshop
- Plumbed-in Outside Double sink
- Bore Reticulation
- Neatly Maintained Gardens
- Fruit Trees

• Land area: 842m<sup>2</sup>

If you've been searching for the Perfect sized block offering plenty of room to grow and play, this is it!! Located just minutes from the Bassendean Town Centre, handy to public transport and shops, parks and everything else - this is the place to be. Drive 3 minutes and you're dining in one of the amazing cafes or restaurants in Guildford Town, or drive another 5 minutes and you'll find yourself meandering through the greenery and attractions of the magical Swan Valley. Just 10 minutes to the Airport, and 20 minutes to the Perth CBD, this location is very hard to beat. Call today to arrange your tour, or check the website for our next scheduled Home Open time.

**DISCLAIMER:** This property description has been written to the best of our ability based upon the seller's information provided to us and may be subject to change. Whilst we use our best endeavours to ensure all information is correct, no warranty or representation is made as to its accuracy, buyers should make their own enquiries and investigations to determine all aspects are true and correct.